

**RUSH  
WITT &  
WILSON**



**Flat 8, Marina Court, 35-37 Marina, Bexhill-On-Sea, East Sussex TN40 1BW  
£165,000**

**Rush Witt & Wilson are delighted to welcome to the market this well presented one bedroom ground floor retirement flat for the over 55's ideally positioned on Bexhill's picturesque seafront. Offering bright and spacious accommodation throughout, the property comprises, lounge/diner with 'Juliet' balcony benefiting from sea views, fitted kitchen, double bedroom with large built in wardrobes, fitted shower room, double glazed windows.**

**Other benefits include, on site manager, communal lounge with seafront facing conservatory, games room, guest suite and laundry facilities. Externally, the property offers a gated secure underground car park with allocated parking space with additional residents parking in the car park. Conveniently situated within direct and easy access to the seafront, Bexhill town centre and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill.**



**Communal Entrance Hall**

Lift and stairs to all floors.

**Private Entrance Hall**

With entrance door, radiator, two storage cupboards, one with slatted shelving and one with hanging space and fitted shelving.

**Living Room**

16'8" x 13'1" (5.10 x 4.00)

Double glazed glass panelled door looking over the side elevation with Juliet balcony, two storage heaters and one electric heater.

**Kitchen**

9'10" x 9'4" (3.00 x 2.87)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob above, space for freestanding American style fridge/freezer, tiled splashbacks.

**Bedroom**

16'11" x 10'10" (5.16 x 3.32)

Double glazed windows overlook the side elevation, built in wardrobe cupboards with sliding doors, hanging space and shelving.

**Shower Room**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, part tiled walls, extractor fan.

**Communal Facilities**

Communal lounge with seafront facing conservatory, laundry room, guest suite and games room.

**Underground Carpark**

With allocated parking bay with allocated parking space and additional car park to the outside of the building for residents use.

**Lease and Maintenance**

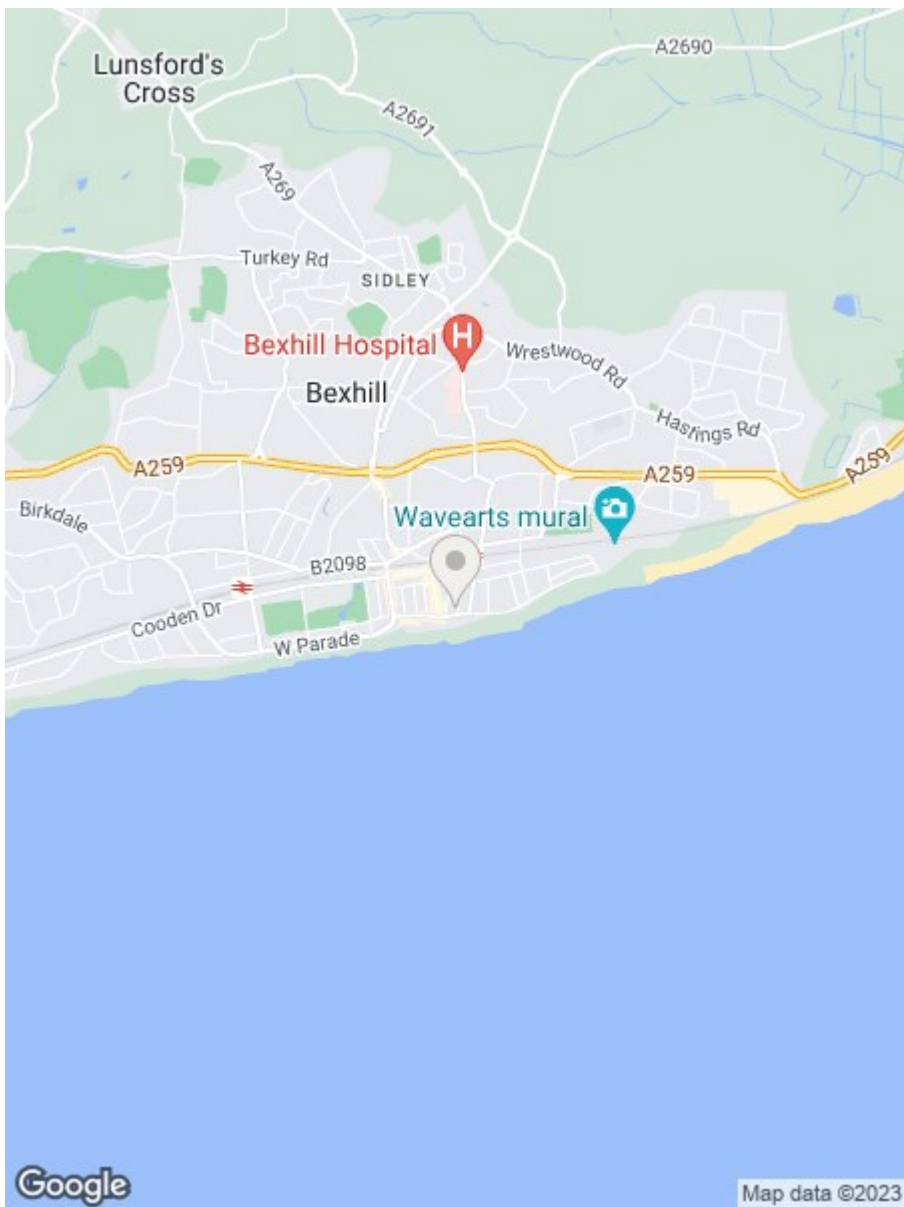
Maintenance approx. £290pcm. Lease Approximately 92 years remaining.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



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