

**RUSH  
WITT &  
WILSON**



**12 Dalmore Court Marina, Bexhill-On-Sea, East Sussex TN40 1BG  
£225,000**

**Rush Witt & Wilson are delighted to welcome to the market this well presented two bedroom seafront flat ideally located in this iconic 'Art Deco' style seafront block. The property comprises lounge with access to south facing balcony providing stunning panoramic views across the English Channel towards Beachy Head, one double bedroom, one single bedroom/study, fitted kitchen and recently fitted modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Conveniently situated in the heart of Bexhill with direct and easy access to the town centre, mainline rail station, bus stops and beach whilst offering beautiful sea views from the south facing balcony. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this seafront flat in this idyllic location sold with NO ONWARD CHAIN.**



### **Communal Entrance**

Communal entrance door with entryphone system leading to the communal hallways. Stair and lift access to all floors. The flat is located on the third floor.

### **Front Door**

Internal front door leading to hallway.

### **Hallway**

Storage cupboard with fitted shelving and hanging space, airing cupboard housing hot water cylinder with slatted shelving.

### **Lounge**

12'11" x 11'2" (3.96m x 3.42m )

Double glazed sliding patio door giving access onto the south facing balcony with stunning panoramic sea views across the English Channel reaching to Beachy Head. Radiator.

### **Balcony**

18'11" x 4'1" (5.78m x 1.25m )

### **Bedroom One**

9'6" x 9'6" (2.92m x 2.92m )

Double glazed window to rear elevation, radiator, fitted wardrobe with hanging space and shelving.

### **Bedroom Two**

9'11" x 6'1" (3.03m x 1.86m )

Double glazed window to front elevation with stunning sea views, radiator.

### **Kitchen**

9'0" x 6'5" (2.76m x 1.96m )

Double glazed window to rear elevation. Modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, stainless steel circular sink with drainer and mixer tap, plumbing space for washing machine, space for under counter fridge/freezer, integrated electric oven , worktop mounted gas hobs with fitted extractor hood above, large built-in storage cupboard housing the gas central heating boiler and providing additional storage space, part tiled walls.

### **Bathroom**

Obscure double glazed window to rear elevation, heated chrome towel rail, stunning modern fitted shower room

comprising large walk-in shower cubicle with wall mounted shower controls, shower attachment and rain effect shower head, low level w.c. with concealed cistern, wall mounted vanity unit with wash hand basin, mixer tap and storage drawers beneath, part tiled walls, tiled floor.

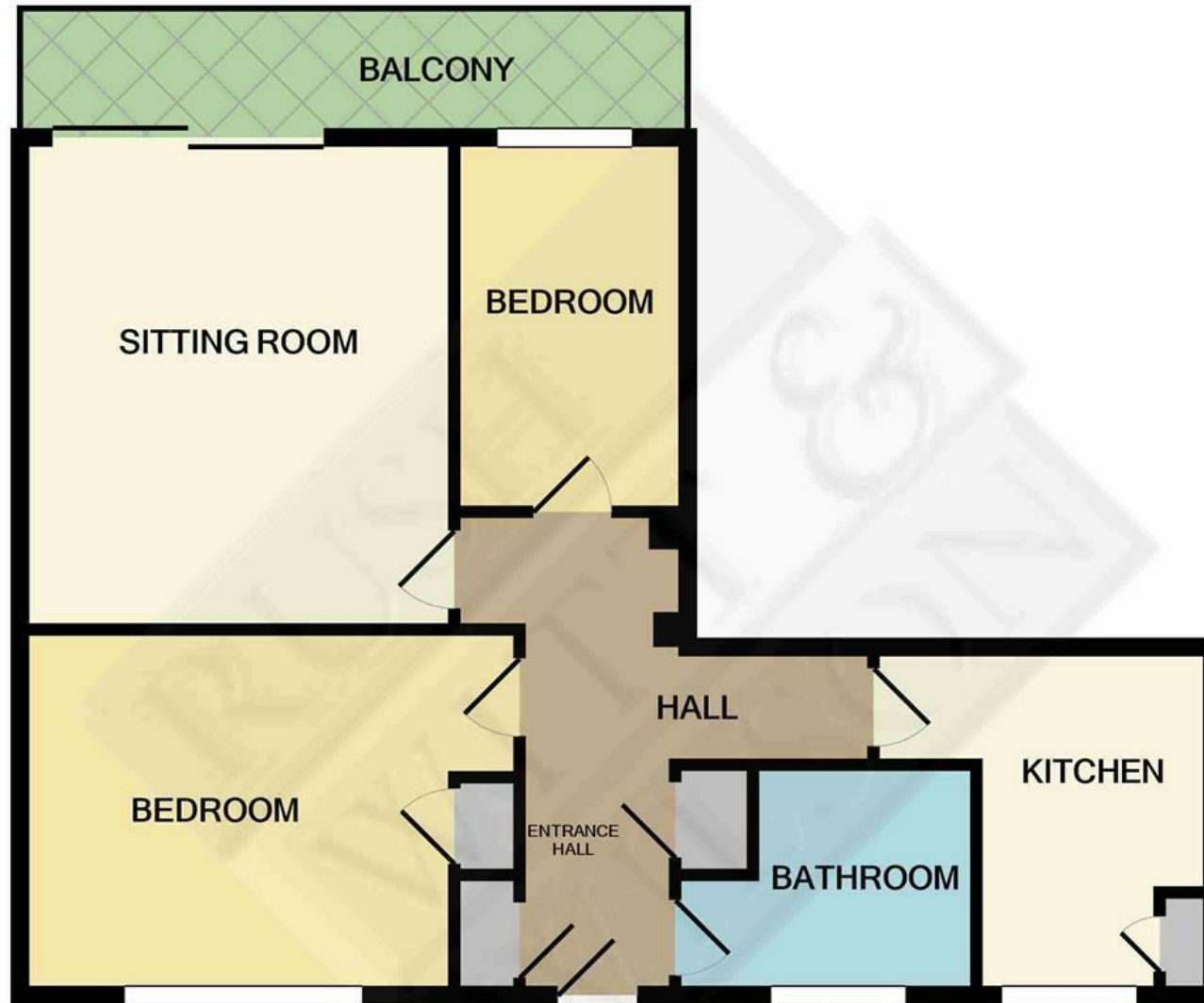
### **Maintenance Details**

We have been advised by the vendor that the property is Leasehold with a long lease of 900 plus years and that the maintenance is approximately £120 per calendar month.

### **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.

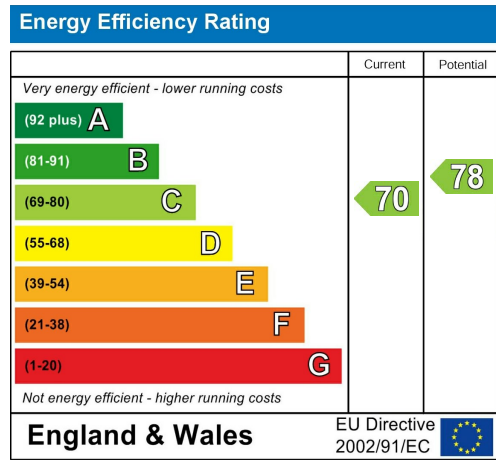




TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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