

RUSH
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Penthouse Flat 15 Seahouse, 2 Herbrand Walk, Bexhill-On-Sea, East Sussex
TN39 4BW
£650,000

This superbly presented, three bedroom luxurious penthouse apartment offers a prime seaside living experience with direct beach access and breath taking panoramic views stretching to Beachy Head. Approx. 28' kitchen/breakfast room, ideal for both casual dining and entertaining! The apartment features three well-appointed bedrooms, each benefiting from modern fixtures, with two en-suite bathrooms ensuring convenience and comfort, additional bathroom, spacious southerly facing, extensively marine grade decked sun terrace balcony perfect for entertaining and dining while soaking in the stunning sea views. Enjoy energy efficiency with slim-line electric radiators and UPVC double-glazed windows and doors throughout. Security features include secure video entry phone system and gated private secure parking for peace of mind. Lift access to penthouse apartments ensures convenience for all residents. A share of the freehold is included, and there is NO ONWARD CHAIN for a smooth purchasing process. Furniture is available for purchase by separate negotiation. Conveniently located near the mainline railway station offering direct services to London, this apartment combines luxury living with excellent transport links. Viewings are highly recommended. Contact RWW sole agents to arrange your appointment and experience this stunning property first hand. Don't miss the opportunity to own this exceptional penthouse in a prime beach location!



Communal Entrance Hall

With entryphone system, lift up to the top floor (second floor).

Private Entrance Hall

Large double door cloaks cupboard, slimline electric radiator, additional double width storage cupboard.

Bedroom One

20'8 x 11'5 (6.30m x 3.48m)

Double glazed marine grade bi-folding doors leading out onto the sun terrace/balcony with far reaching views over the English Channel, southerly aspect, slimline electric radiator.

En-Suite Shower Room

Modern wall mounted wash hand basin, wc with low level flush, heated chrome towel rail, walk-in shower with chrome controls, sliding door and chrome shower head with fixing, half height tiled walls with mirror and electric shaver point and light.

Living/Dining/Kitchen

27'8 x 14'4 (8.43m x 4.37m)

Kitchen comprises engineered oak flooring, a range of modern high gloss finish base and wall units with granite worktops, Quooker tap for instant boiling water, one and a half bowl single drainer sink unit with mixer tap, built-in dishwasher, fridge/freezer, inset double oven and grill, electric hob, brushed stainless steel splash-back with matching canopy and light, built-in washing machine/tumble dryer, concealed lighting, freestanding kitchen island. The breakfast/living room area has two slimline electric radiators, marine grade bi-fold doors with uninterrupted views of the English Channel which leads onto the balcony/terrace area southerly facing.

Sun Terrace

De La Warr Pavillion style wrap around balcony, all neatly enclosed with glass and hand railing, curved and decked with outside courtesy lighting and to the side is a barbecue area with two timber framed storage sheds and stunning uninterrupted views across to Beachy Head. Outside power.

Bedroom Two

14'3 x 11'7 (4.34m x 3.53m)

Window overlooking the rear elevation towards, slimline electric radiator, built-in double door wardrobe.

En Suite Shower Room

Comprising contemporary wash hand basin, w.c. with low level flush, walk-in double width shower with chrome controls and chrome shower head and fixing, chrome heated towel rail, mosaic floor tiling and wall tiling, full width mirror, electric shaver point and light.

Bedroom Three

14'2 x 11'3 (4.32m x 3.43m)

Window overlooking the rear elevation towards the Cooden Beach Golf Course, slimline electric radiator, built-in double door wardrobe.

Bathroom

Suite comprising contemporary wash hand basin, w.c. with low level flush, panelled bath with chrome hand shower attachment with fixing, heated chrome towel rail, mosaic floor and wall tiling, travertine splash-backs, mirror with electric shaver point and light.

Outside

Marine grade flooring and lighting, storage compartment, panoramic sea views, glass enclosure, seating areas, south facing.

Secure Off Road Parking

Off road parking to the rear of property via electrically operated security barrier, two EV charging points, one disabled bay and private pathway to beach.

Tenure

Lease/Maintenance

1/15th share of Freehold. Lease 125 years from 2008: Service charge approx. £2800 per annum.

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.

Council Tax Band – F

A property may be subject to restrictive covenants and a

copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

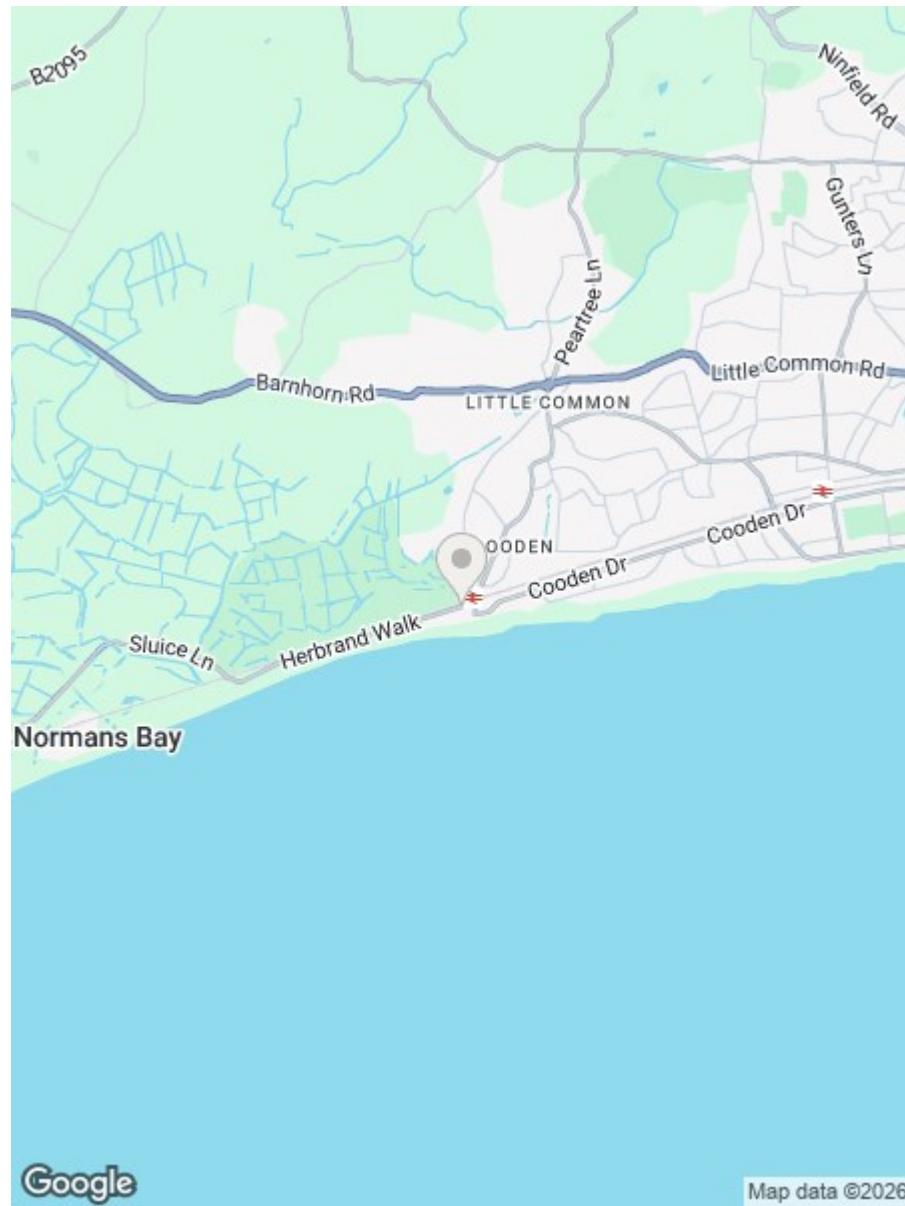


PENTHOUSE - 2ND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	