

**RUSH  
WITT &  
WILSON**



**4 Hailsham Court Marina, Bexhill-On-Sea, East Sussex TN40 1DL  
£255,000**

Step into the tranquility of this stunning two-bedroom seafront flat, situated on the first floor of a purpose-built property. As you enter, you'll be greeted by the warm and inviting atmosphere, thanks to the thoughtful refurbishment by the current vendors. The southerly facing sun balcony is a true gem, offering breathtaking views of the sea and the surrounding architecture. Imagine sipping your morning coffee or enjoying a glass of wine in the evening, while taking in the soothing sounds of the waves and the salty sea air. The flat is equipped with modern amenities, including traditional roll-top radiators connected to gas central heating and hot water system, ensuring a comfortable and cozy living space. The double-glazed windows and doors provide excellent insulation and minimal noise pollution, making it an ideal retreat from the outside world. The kitchen/breakfast room is a hub of modernity, featuring quartz worktops and fitted appliances. The perfect space for cooking up a storm or enjoying a leisurely breakfast with friends and family. The modern refitted bathroom suite is sleek and stylish, providing a luxurious retreat after a long day. The lift access ensures easy access to all levels of the property, making it suitable for those with mobility needs. This exceptional property is now available to view, thanks to the recommendation by RWW Bexhill. With its SHARE OF FREEHOLD, you'll have the security of ownership without the burden of full maintenance costs. NO CHAIN, Council Tax Band B adds to the appeal of this property, making it an attractive option for those looking for a peaceful retreat by the sea. Don't miss out on this rare opportunity to own a piece of coastal heaven. Book your viewing today!



**Communal Entrance Hallway**

With entry phone system, stairs and lift to first floor.

**Private Entrance Hall**

Traditional roll top radiator, two built in storage cupboards.

**Living Room**

18'9" x 11'5" (5.72 x 3.49)

Overlooking the easterly and southerly elevations with beautiful views over the sea and De La Warr Pavilion Bexhill, two traditional roll top radiators, original tiled fireplace, door leading to the sun balcony.

**Sun Balcony**

Overlooking the southerly elevation enclosed with iron and glass hand rail and screen.

**Kitchen/Breakfast Room**

15'4" x 7'11" (4.68 x 2.42)

Obscured glass window and door to the rear elevation, leading to fire escape, modern fitted kitchen comprising a range of base and wall units with quartz worktops, one and half bowl composite sink unit with mixer tap, integrated washing machine, built in fridge and freezer, integrated oven and grill with glass electric hob, extractor canopy and light, integrated microwave oven, boiler cupboard housing the gas central heating and domestic hot water boiler and area for storage, integrated dishwasher, breakfast bar, roll top radiator and concealed lighting.

**Bedroom One**

14'7" x 9'10" (4.46 x 3.00)

Windows the rear and side elevations, traditional roll top radiator.

**Bedroom Two**

15'10" x 12'1" (4.85 x 3.69)

Window to the front southerly elevation with stunning sea views, traditional roll top radiator, large built in wardrobe cupboard.

**Bathroom**

Re-Fitted modern suite comprising panelled bath with rainfall showerhead, hand/shower attachment, glass splashback, wc with concealed cistern, quartz shelf, obscure glass window to the side elevation, tiled wall, tiled floor, wall mounted wash hand basin with vanity drawers beneath, heated chrome towel rail, mirror with light.

**Lease And Maintenance**

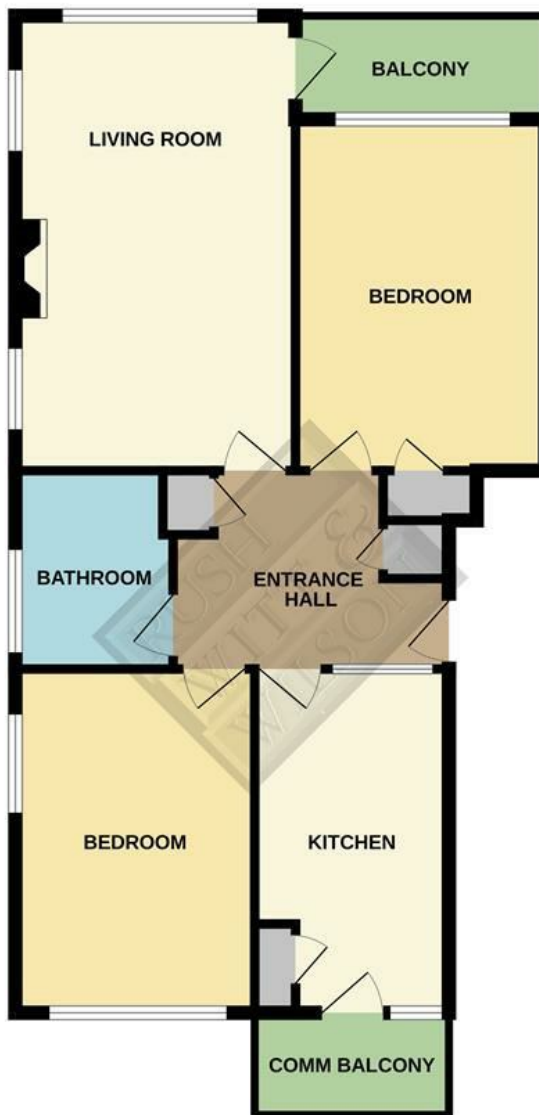
Remainder of 999 year lease, share of freehold, approx. £577 per quarter.

**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.

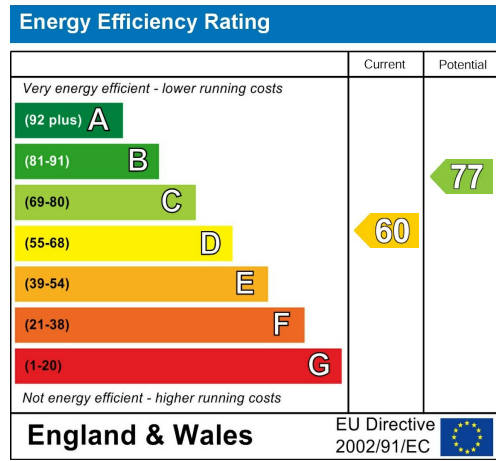
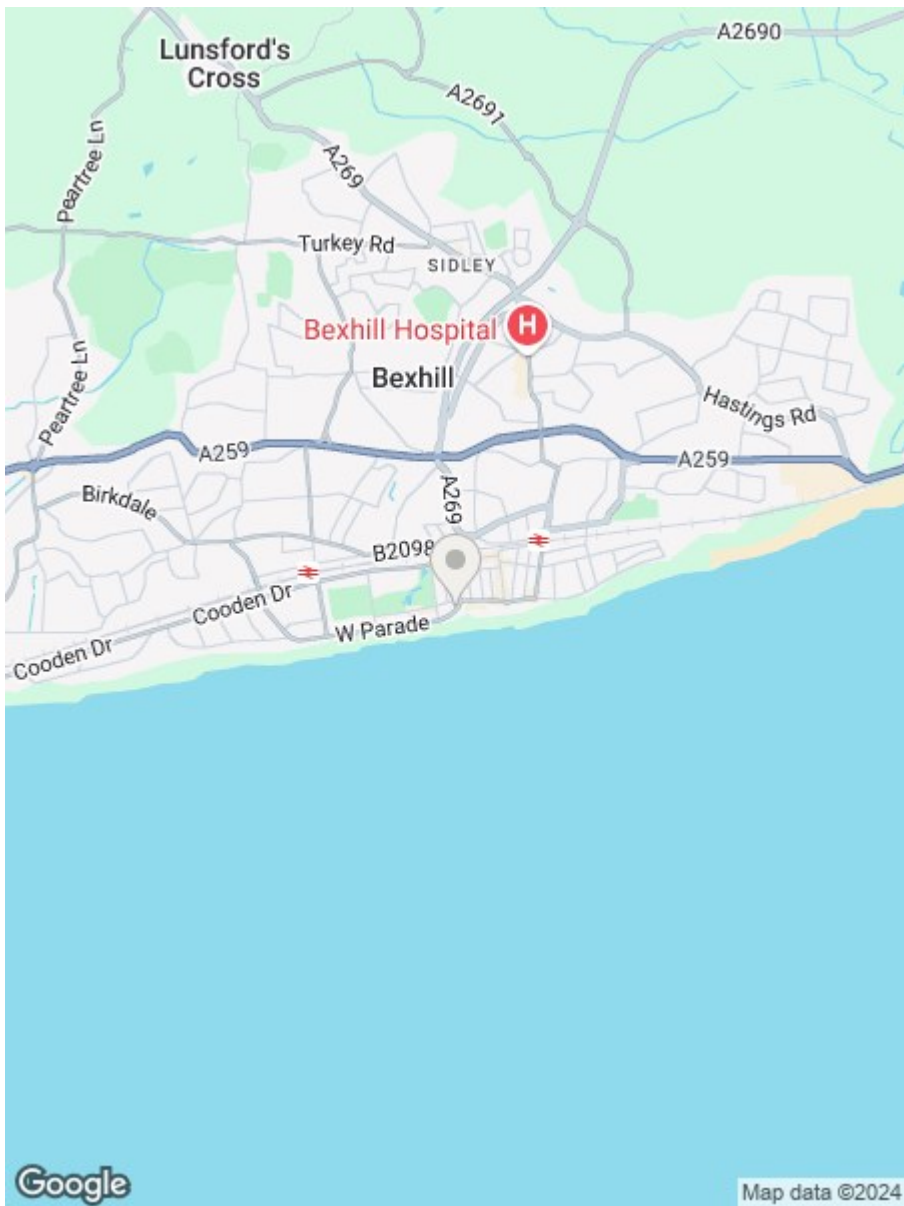


GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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