RUSH
WITT &
WILSON

23 St James Heights Paradise Walk, Bexhill-On-Sea, East Sussex TN40 2LG
Offers In Excess Of £179,000

A beautifully presented one bedroom penthouse apartment, comprising modern open plan accommodation throughout, with large kitchen/living/dining area with stunning arch window with far reaching views towards the sea, sun balcony, modern fitted bathroom suite, engineered oak flooring throughout with under floor heating, double glazed windows and doors, convenient location within easy reach of Ravenside Retail Park, Bexhill town centre, Bexhill seafront and Bexhill train station with direct links to London Victoria, Gatwick airport, Ashford International and Brighton. Viewing is highly recommended by Rush Witt & Wilson.

Communal Entrance Hall
Stairs and lift to the top floor.

Private Entrance Hallway
Entrance door, engineered oak flooring, under floor heating, cupboard housing the boiler, airing cupboard with slatted shelving.

Kitchen Area
16'4 x 10'2 (4.98m x 3.10m)
Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated fridge and freezer, integrated Bosch double oven, Bosch four ring electric hob with extractor canopy above, washing machine, tiled splashbacks, engineered oak flooring with underfloor heating, velux window to the southerly aspect.

Living/Dining Area
20'2 x 19'3 (6.15m x 5.87m)
Beautiful double glazed arch window overlooking the southerly aspect with views towards the sea, engineered oak flooring with underfloor heating, low- level built in cupboards/tv shelf, large storage cupboard backing into the eaves with shelving and hanging space.

Bedroom
17'8 x 10'5 (5.38m x 3.18m)
Double glazed French doors giving access onto the sun balcony with stunning views across Bexhill towards the sea, eaves storage, engineered oak flooring with underfloor heating.

Bathroom
Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls and additional hand/shower attachment and showerhead, tiled walls, tiled floor, chrome heated towel rail, recessed ceiling spotlights, underfloor heating.

Allocated Parking Space

Lease and Maintenance
108 years remaining on the lease.
Service charge £1800 pa - including Buildings Insurance.
Ground Rent £500 pa.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

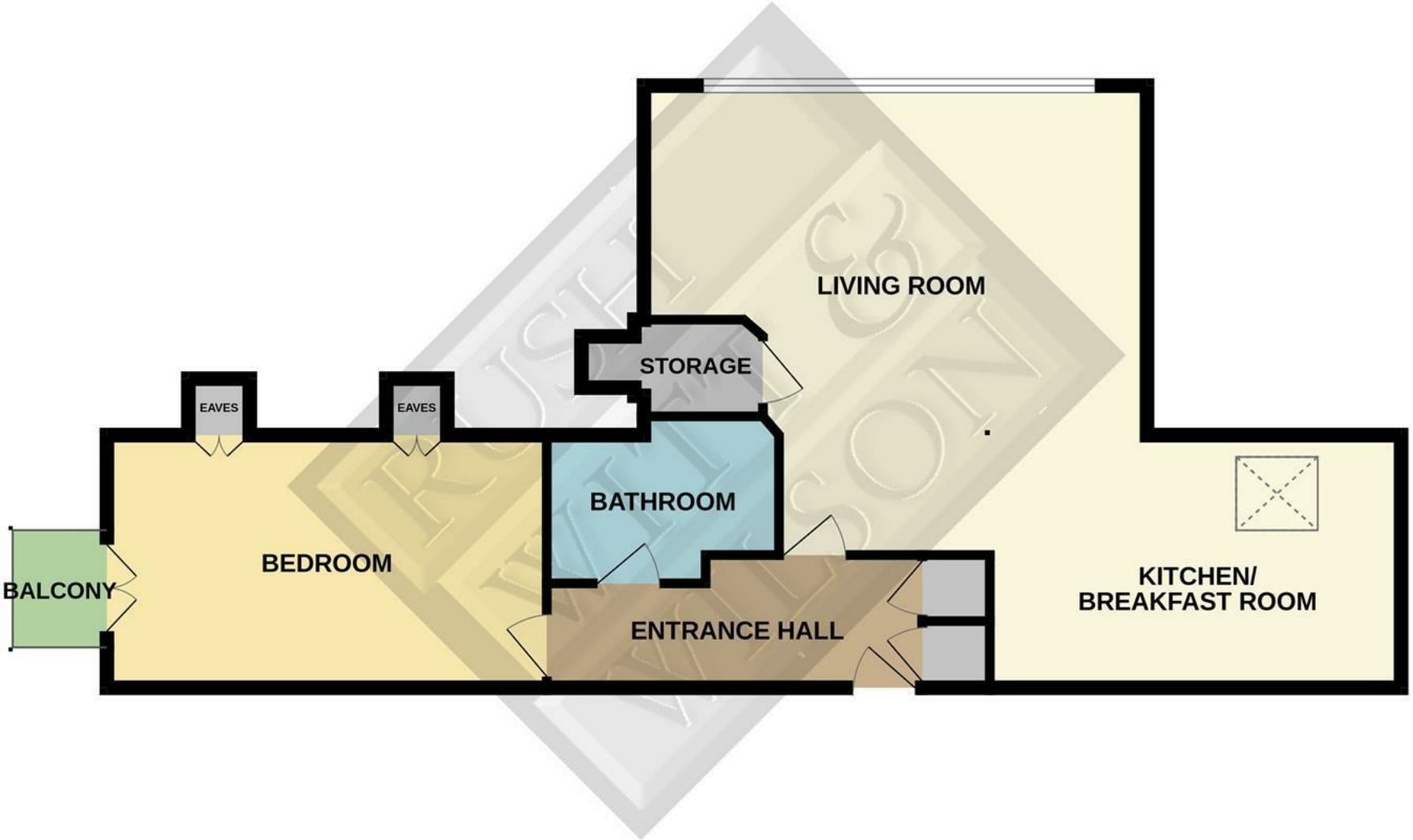
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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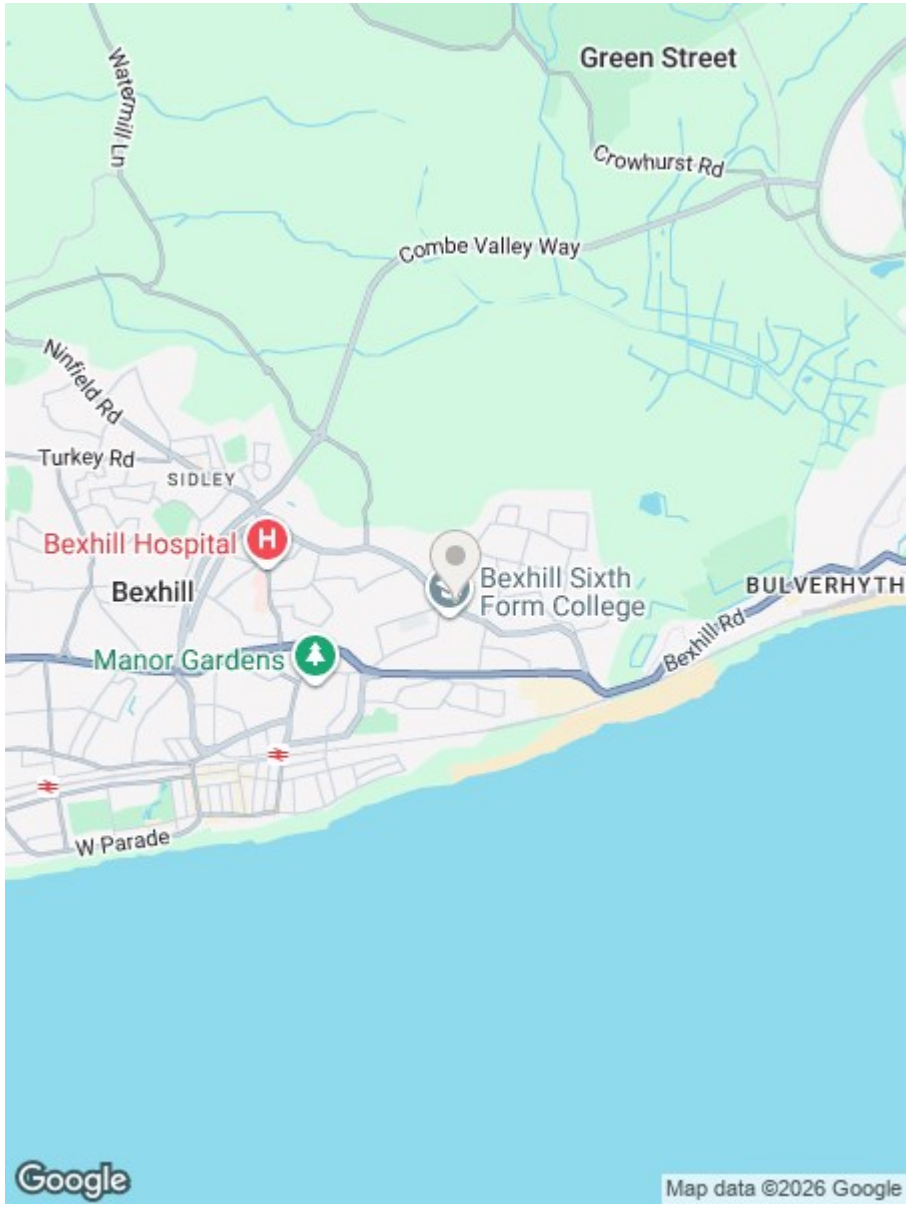

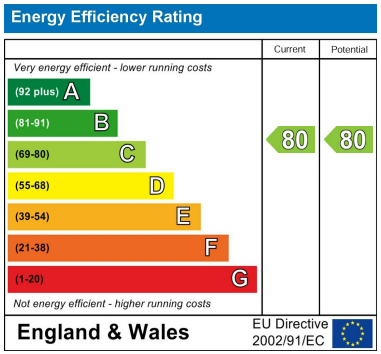

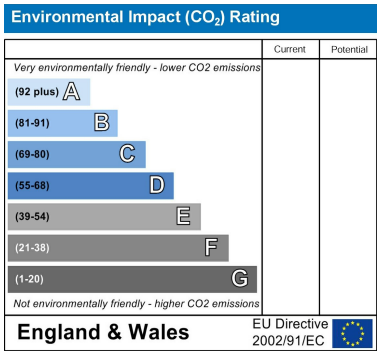

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