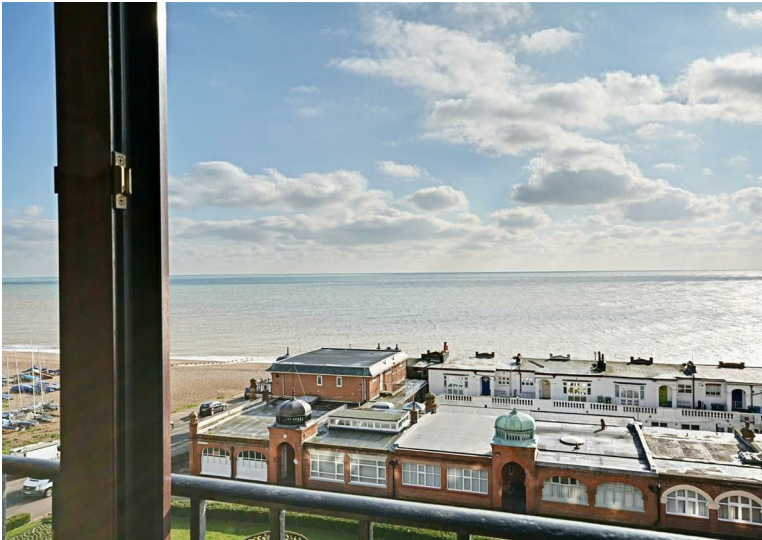
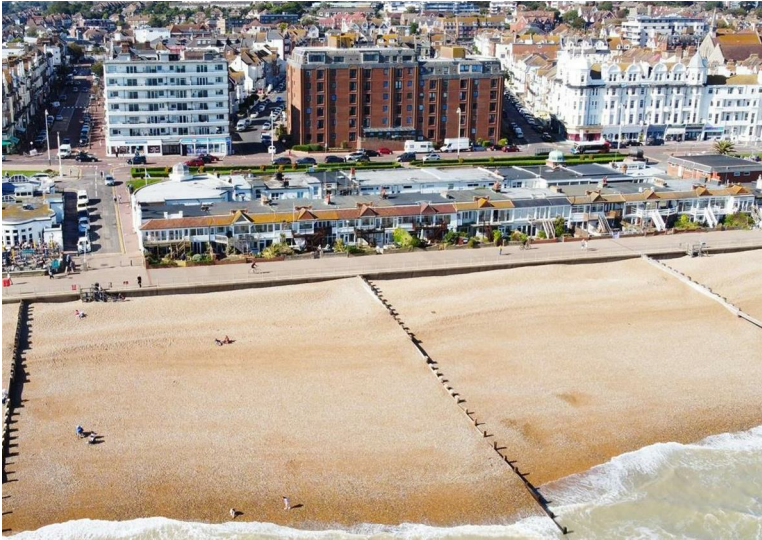


**RUSH  
WITT &  
WILSON**



**24 Marina Court Marina, Bexhill-On-Sea, East Sussex TN40 1BW  
£182,500**

Rush Witt & Wilson are delighted to welcome to the market, arguably one of the most spacious, well presented one double bedroom second floor seafront retirement flats for the over 55's ideally positioned on Bexhill's picturesque seafront, currently being cleared with internal photos to follow, stunning direct views from living and bedroom, southerly aspect offering bright and spacious accommodation throughout, the property comprises a lounge/diner with 'Juliet' balcony benefiting partial sea view, spacious fitted kitchen, bedrooms comes with large built in wardrobe's and fitted bedroom furniture and additional 'Juliet, balcony, one bathroom/ shower room. Other benefits include double glazed windows and doors, 90 years remaining on the lease, on site manager, modern electric radiator heating, lift, 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 sole agent. Council Tax Band C.



**Communal Entrance**

With stairs and lift to second floor.

**Private Entrance Hallway**

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

**Living Room/ Dining Room**

16'8" x 13'1" (5.08m x 3.99m)

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" (3.00m x 2.84m)

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 and grill, electric hob with extractor canopy above, space for freestanding fridge/freezer, space for additional white goods, tiled splashbacks.

**Bedroom**

Double glazed windows overlook the side elevation, fitted wardrobe cupboards, matching bedside cabinets, hanging space and shelving.

**Shower Room**

Suite comprising wc with low level flush, inset wash hand basin with vanity unit, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, part tiled walls, extractor fan, heated chrome towel rail.

**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 90 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.



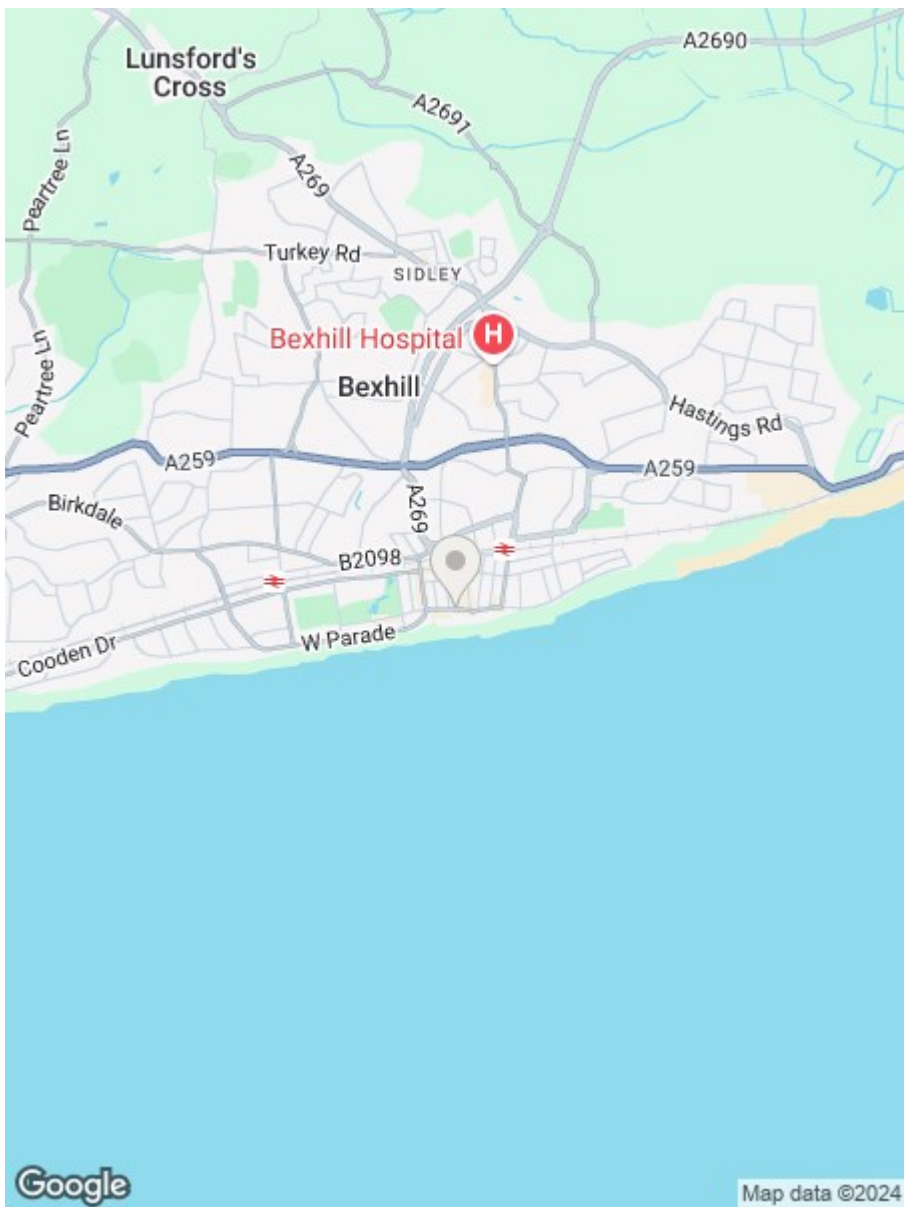
GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Residential Estate Agents**  
**Lettings & Property Management**



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