

**RUSH
WITT &
WILSON**



**Flat 3, Hailsham Court Marina, Bexhill-On-Sea, East Sussex TN40 1DL
£215,000**

An opportunity to acquire this good sized, first floor, purpose built apartment ideally located in the heart of Bexhill town centre with stunning views of the sea and De La Warr Pavilion. Offering bright and spacious accommodation throughout, the property comprises lounge with south facing balcony and sea views, fitted kitchen/breakfast room, two double bedrooms, with the master bedroom further benefiting from sea views, bathroom and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Conveniently situated with direct and easy access to Bexhill town centre, seafront, mainline rail station and main route bus stops. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious flat in this idyllic location.



Communal Entrance Hall

Communal entrance door with entryphone system leading to communal hallway, stairs and lift leading to first floor.

Private Entrance Hall

Obscured glass panelled internal front door leading to large entrance hall with large storage cupboard with electric meter, electric consumer unit, shelving and storage cupboard above, additional storage cupboard with slatted shelving and storage cupboard above.

Lounge

18'6" x 11'5" (5.65 x 3.50)

Double glazed window to the front elevation with stunning views of the sea and the De La Warr Pavilion, double glazed door to the side elevation giving access onto the south facing balcony again with stunning sea views.

Kitchen

14'1" x 8'0" (4.31 x 2.45)

Obscured double glazed window and obscured double glazed door to the rear elevation, giving access onto the rear fire escape with stairs leading down to Albert Road, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer, plumbing space for washing machine, cupboard housing gas central heating boiler, integrated fridge/freezer, integrated dishwasher, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, ceiling mounted spotlights.

Bedroom One

14'2" x 9'11" (4.33 x 3.03)

Double glazed window to the front elevation with stunning views to the sea and the De La Warr Pavilion, radiator, integrated wardrobe with hanging space and shelving.

Bedroom Two

13'8" x 9'8" (4.18 x 2.96)

Double glazed window to the rear elevation, radiator.

Bathroom

White heated towel rail, panelled enclosed bath with wall mounted shower controls and shower attachment, pedestal mounted wash hand basin, part tiled walls, obscured double glazed window to the side elevation.

Separate WC

Obscured double glazed window to the side elevation, low level wc, part tiled walls.

Lease And Maintenance

TBC

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.

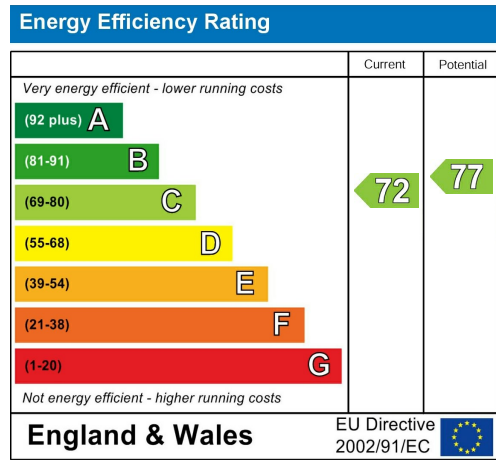




TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

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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