

**RUSH  
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RUSH  
WITT &

**11 Cavendish Court De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1NP  
Offers In Excess Of £199,000 Share of Freehold**

# About the property

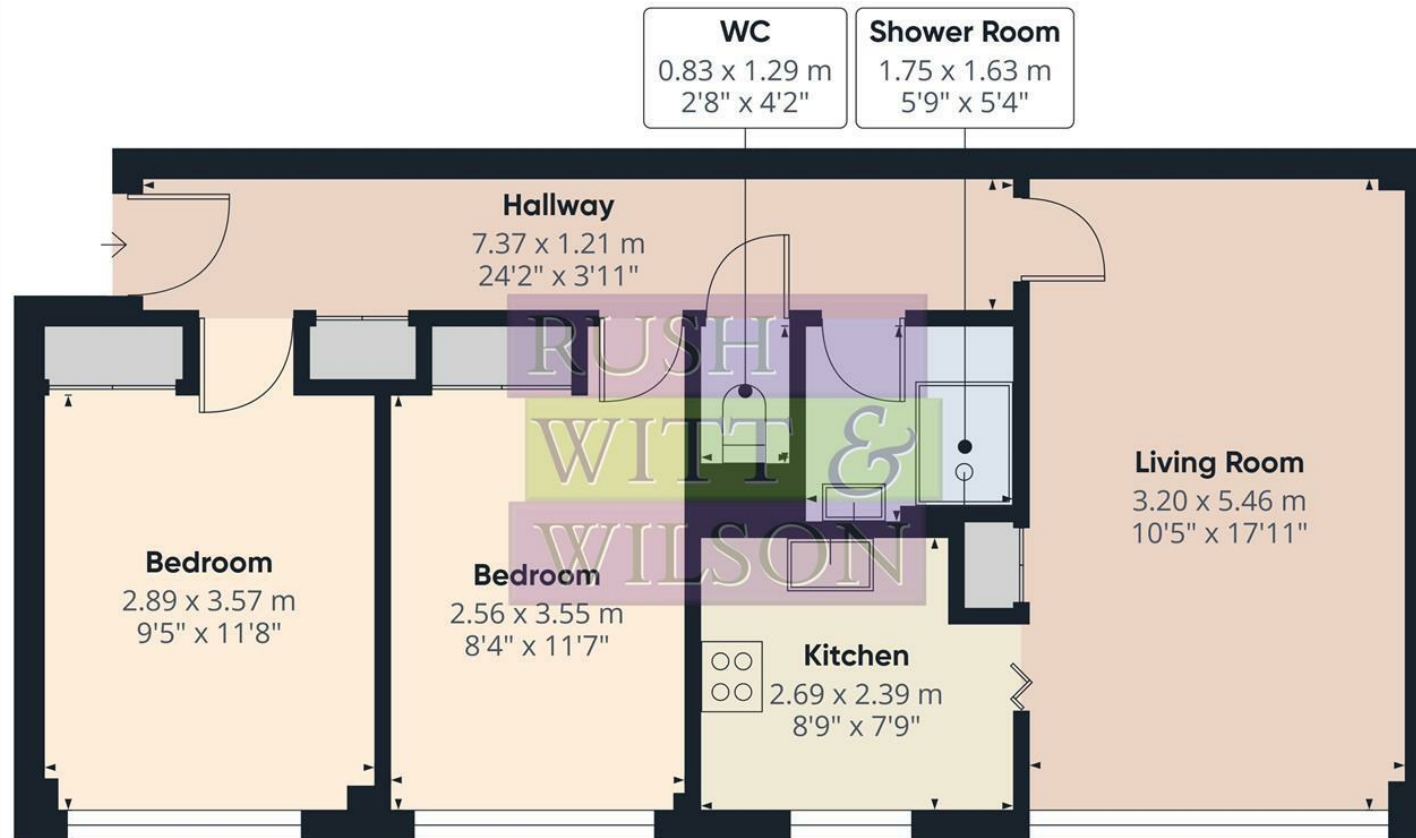
A superb seafront apartment, situated on the first floor with stair and lift access, comprising of an entrance hallway, living/dining room with windows and doors overlooking and giving access onto sun balcony, two double bedrooms, modern fitted kitchen, bathroom and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts a sun balcony and garage en-bloc. The property also benefits from a share of freehold and long lease.

The property is situated along Bexhill's picturesque seafront, within short walking distance to Bexhill train station, Bexhill town centre and the De La Warr Pavilion.

Viewings are highly recommended by Rush, Witt & Wilson, Bexhill.





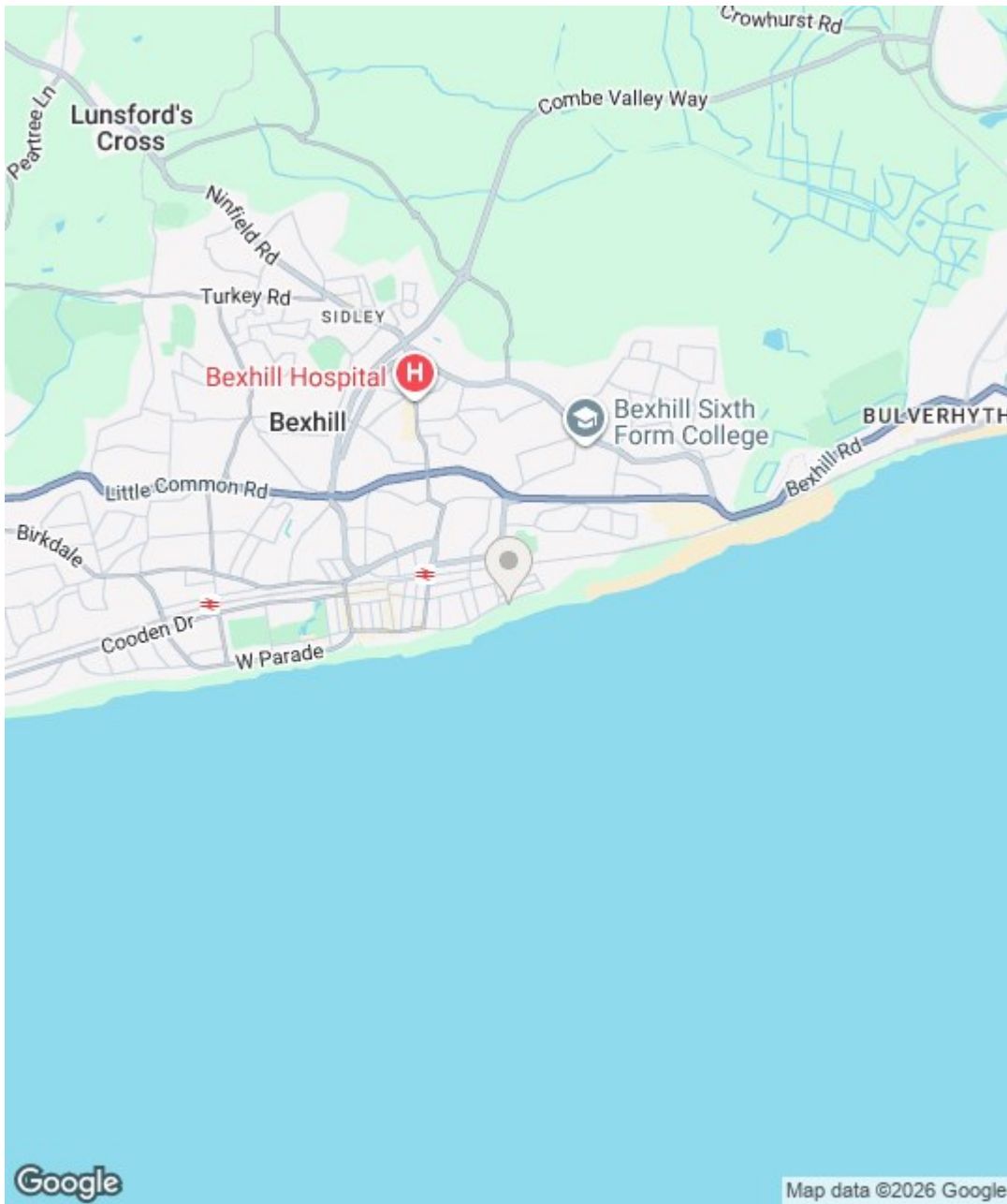
**Approximate total area<sup>(1)</sup>**  
59.5 m<sup>2</sup>  
641 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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:**

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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>



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