

RUSH  
WITT &  
WILSON



**23, Clock Tower Court Park Avenue, Bexhill-On-Sea, East Sussex TN39 3HP  
£195,000 Leasehold**

A well presented two bedroom ground floor apartment situated in a sought after and highly convenient location, within very close proximity to Bexhill picturesque seafront, De La Warr Pavilion, Bexhill Town Centre which offers a wide range of amenities and the train station offering direct links to London Victoria, London Gatwick and Ashford International. Offering bright and spacious accommodation throughout the property comprises large living/dining room with access to a private balcony, two double bedrooms, a modern fitted kitchen, modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Viewings come highly recommended by Rush Witt & Wilson sole agents.



## **Communal Entrance Hallway**

Leading to:

## **Private Entrance Hallway**

Entrance door, entry phone system, radiator, storage cupboard, doors off to the following:

### **Living/Dining Room**

27'2 x 11'10 (8.28m x 3.61m)

Dual aspect with double glazed windows to the front and rear elevations, views to the front looking out onto Edgerton Park, double glazed panelled French doors with access onto the sun balcony, two double radiators.

### **Kitchen**

9'5 x 8'1 (2.87m x 2.46m)

A modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with side drainer, space for free standing cooker, space for free standing fridge/freezer, space for dishwasher, tiled splashbacks, extractor canopy, gas central heating boiler.

### **Bedroom One**

13'5 x 11'7 (4.09m x 3.53m)

Double glazed window to the front elevation, double radiator, additional wall mounted electric radiator, built in wardrobe cupboard with hanging space.

### **Bedroom Two**

14'0 x 9'10 (4.27m x 3.00m)

Double glazed window to the front elevation, two sets of built in wardrobe cupboards, double radiator.

### **Shower Room**

A modern suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, linen cupboard with shelving, chrome heated towel rail, tiled walls and tiled flooring, obscure double glazed window to the rear elevation.

### **Lease & Maintenance**

There are 933 years remaining on the lease.

Annual ground rent is £11.00 as advised by the vendor.

Annual service charge is £2700.00 as advised by the vendor.

**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:**

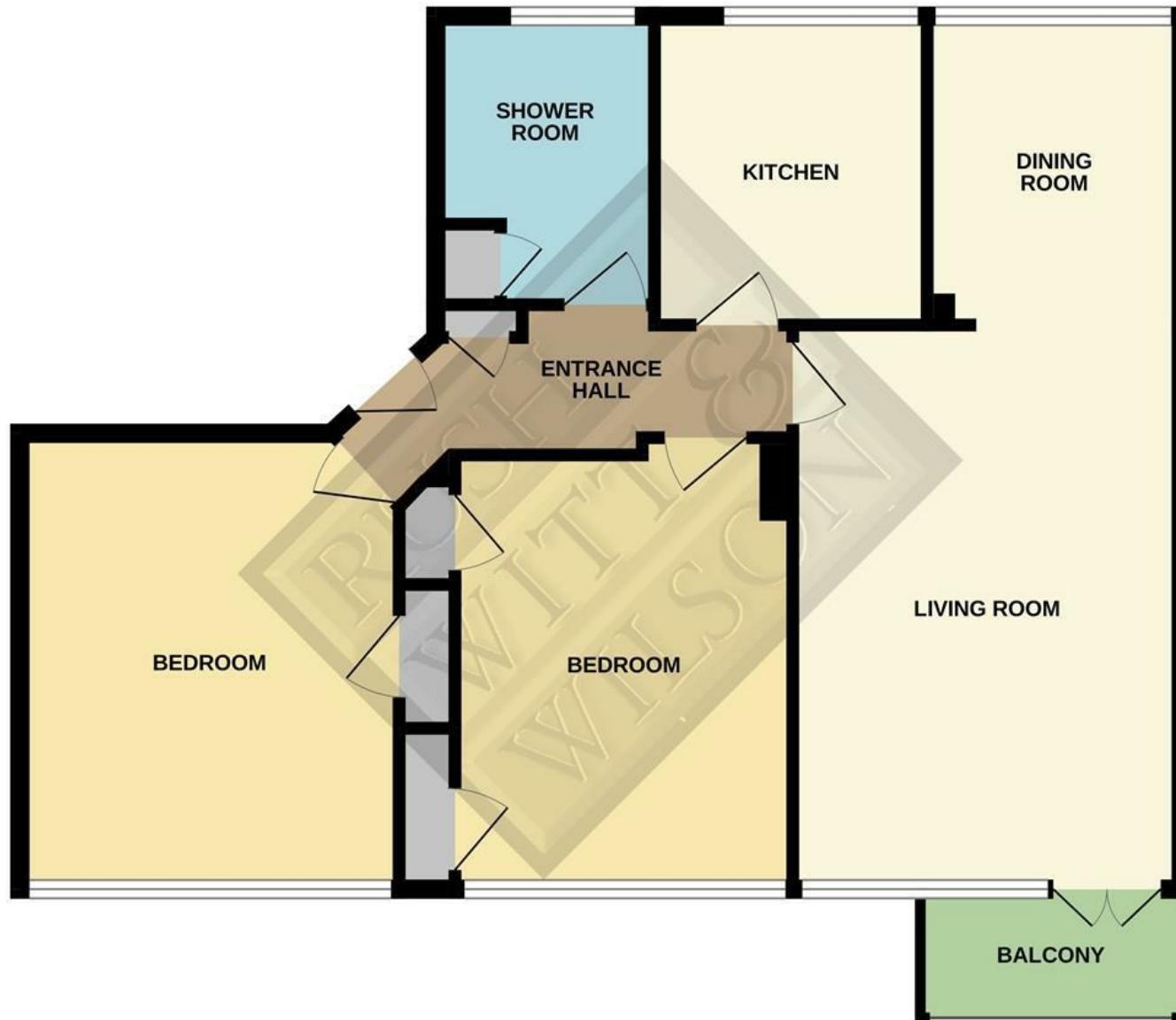
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- 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>**

### **Agents Note**

Council Tax Band - C

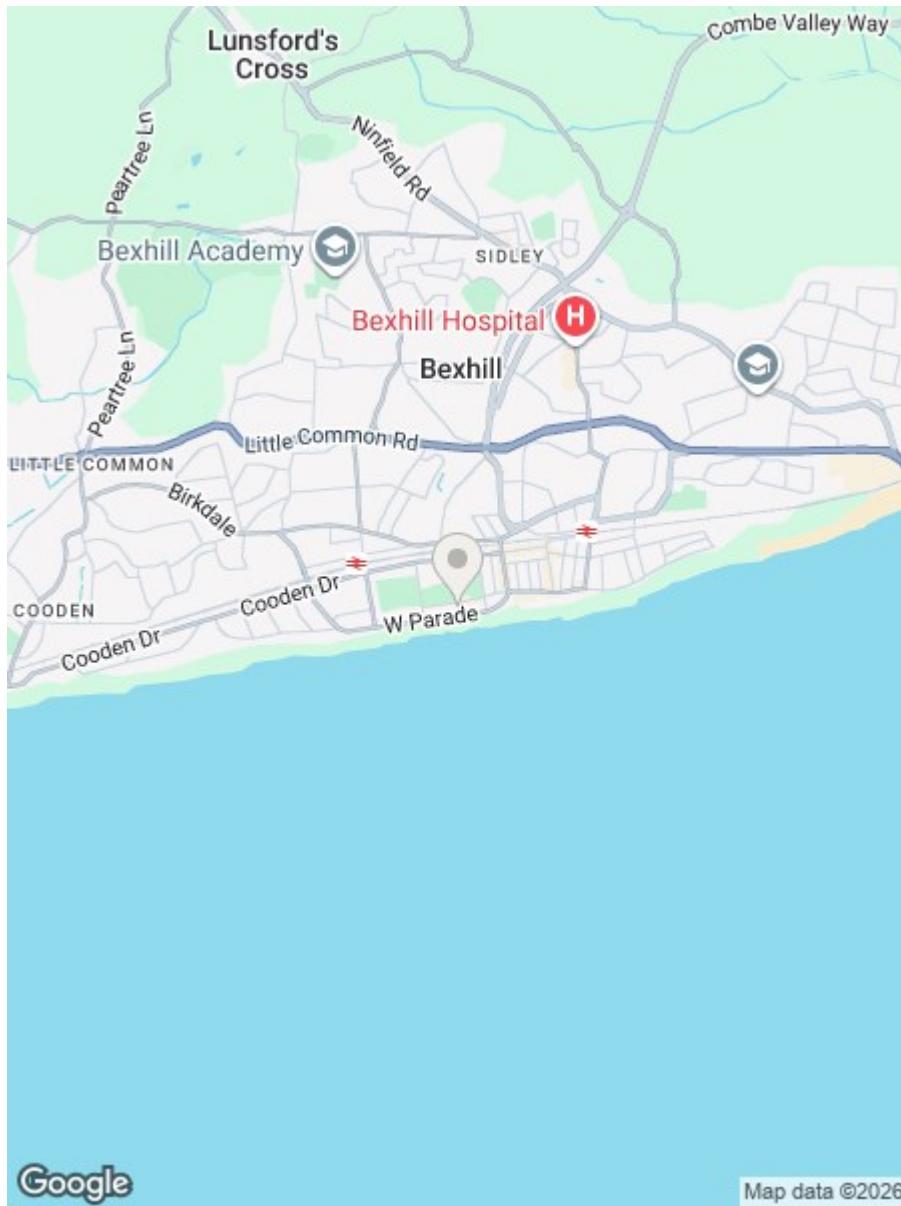


GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	