

**RUSH
WITT &
WILSON**



7a Channel View, Bexhill-On-Sea, East Sussex TN40 1JT
£475,000

A rare opportunity to acquire this stunning three bedroom ground floor seafront apartment located directly on Bexhill promenade with beach access and private gardens. Offering bright and spacious accommodation throughout the property comprises three bedrooms, two of which benefit from en-suite bathrooms, open plan living space with lounge and dining room boasting spectacular sea views, modern fitted kitchen with integrated appliances and corian worktops, conservatory/utility room and family bathroom all to the ground floor. To the lower level there is an additional garden room/study and large basement currently used as a games room. Other internal benefits to the property include gas central heating to radiators and double glazed windows throughout. Externally the property benefits from three private gardens to include a rear garden, raised timber decking area and front garden with direct access on to Bexhill promenade. Offering stunning sea views and conveniently situated on the picturesque Bexhill seafront, within close distance of local amenities, De La Warr Pavilion, mainline rail station and town centre. Viewing comes highly recommended by sole agents Rush, Witt and Wilson Bexhill to appreciate this unique seafront property in this ideal location.



Entrance Porch

11'6" x 5'9" (3.52 x 1.77)

Accessed from promenade: Double glazed front door giving access to large porch, services cupboard housing the electric and gas meter, double glazed door leading through to reception rooms.

Open Plan Living Space

Lounge

23'5" x 15'0" (7.15 x 4.59)

Front aspect double glazed windows and double glazed French doors giving access on to the front garden patio with direct promenade access and stunning sea views, front aspect porthole style window, two radiators, raised 'sea view' seating area, large open archway leading through to second reception room, double doors leading through to master bedroom, door leading through to bedroom two, recessed ceiling spot lights and pendant lights.

Second Reception Room/Dining Room

11'3" x 14'9" (3.44 x 4.51)

Radiator, side aspect double glazed rear door with steps leading up to rear access, feature inglenook fireplace with large wood burning stove, set of glassed panelled internal double doors giving access to the kitchen, feature herringbone parquet flooring.

Kitchen

10'11" x 10'5" (3.34 x 3.20)

Open plan kitchen leading through to conservatory, modern fitted white gloss kitchen with a range of matching wall and base level units with solid corian worktop surfaces, integrated fridge/freezer, integrated double oven and grill, worktop mounted gas hob with fitted extractor hood above, integrated pull out pantry unit, integrated dish washer, part tiled walls, tiled floor, inset bowl and half sink with mixer tap and drainer and recessed ceiling spot lights.

Conservatory

7'6" x 10'2" (2.30 x 3.11)

Rear aspect double glazed windows, side aspect obscured double glazed windows, side aspect double glazed bi-folding doors giving access onto the raised rear garden decking, modern vertical radiator, wall mounted spotlights, fitted white gloss base level units with corian worktop, plumbing space for washing machine, under counter space for tumble dryer, stairs leading down to lower level.

Master Bedroom

14'11" x 13'7" (4.55 x 4.15)

Front aspect double glazed bay window looking through the porch with sea views, original herring-bone flooring, door giving access to en-suite, recessed ceiling spot lights.

Master En-Suite

Radiator, low level wc, pedestal mounted wash hand basin with separate hot and cold taps, walk in shower cubicle with wall mounted electric power shower and shower attachment, extractor fan, recessed ceiling spotlights and fully tiled walls.

Bedroom Two

11'6" x 8'10" (3.53 x 2.71)

Rear aspect double glazed window, radiator, fitted storage cupboard, services cupboard housing the electric meter and electric consumer units, fitted shelving, recessed ceiling spotlights and door leading through to en-suite.

En-Suite

Rear aspect obscured double glazed window, heated chrome towel rail, white bathroom suite comprising low level wc, pedestal mounted wash hand basin with separate hot and cold taps, panelled enclosed bath with mixer tap and shower attachment, part tiled walls and recessed ceiling spotlights.

Bedroom Three

11'5" x 9'2" (3.50 x 2.81)

Rear aspect double glazed window, double glazed door giving access on to rear garden raised patio, radiator, recessed ceiling spot lights.

Family Bathroom

Rear aspect obscured double glazed window, heated chrome towel rail, white bathroom suite comprising pedestal mounted wash hand basin with mixer tap, low level wc, panelled enclosed bath with mixer tap, wall mounted shower control and shower attachment, part tiled walls, extractor fan, ceiling mounted spotlights, and tiled floor.

Lower Level

Through the conservatory you have stairs leading down to lower level.

Study/Garden Room

9'4" x 12'5" (2.87 x 3.80)

Rear aspect double glazed window and double glazed door giving access on to the lower level rear garden, wall mounted gas central heating boiler, radiator, slate tiled floor, door leading through to basement and under stairs storage space.

Basement

28'11" x 7'6" (8.82 x 2.31)

Large basement fully tanked with internal double glazed window giving access to the under decking garden store room, mega flow pressurized hot water cylinder, recessed ceiling spotlights, slate tiled floor.

Outside

Lower Level Rear Garden

Private and secluded garden with mature plants and shrubs, mainly laid with patio with climbing wall leading to raised rear decking area.

Raised Rear Decking Garden

Accessed via the conservatory and bedroom three, gated access down to the lower garden, outside lighting.

Front Garden

Direct promenade access and beach access with stunning sea views, mainly patio laid, with mature plant and shrub flowerbed and boarders.

Agency 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.



1ST FLOOR
1335 sq. ft. (124.0 sq. m.) approx.



GROUND FLOOR
480 sq. ft. (44.6 sq. m.) approx.



TOTAL FLOOR AREA: 1815 sq. ft. (168.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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