

**RUSH  
WITT &  
WILSON**



**Flat 14, Clock Tower Court , Bexhill-On-Sea, East Sussex TN39 3HP  
£239,950**

**Beautiful two bedroom first floor seafront apartment situated in this highly convenient location within a very short walking distance to Bexhill Town and Bexhill train station, situated along Bexhill's picturesque seafront. The apartment offers bright and spacious accommodation throughout, the property comprises two double bedrooms, modern fitted kitchen, large living dining room, sun balcony, modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. The property further benefits from a single garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band C.**



**Communal Entrance Hall**

With stairs and lift to first floor.

**Private Entrance Hallway**

With entrance door and entryphone system, radiator and store cupboard with hanging space and additional storage above.

**Kitchen**

10'11" x 9'2" (3.34m x 2.8m )

Modern fitted kitchen with range of matching wall and base level units with laminate straight edge worksurfaces, sink with drainer and mixer tap, integrated oven with four ring electric hob and extractor canopy above, space and plumbing for washing machine, space and plumbing for dishwasher and space and plumbing for fridge and freezer, double glazed window to the rear elevation. Gas central heating and newly installed gas central heating boiler.

**Bedroom One**

15'7" x 11'8" (4.75m x 3.57m )

With double glazed windows to the front elevation with beautiful sea views, radiator.

**Bedroom Two**

10'10" x 7'11" (3.32m x 2.43m )

Double glazed windows overlooking the rear aspect, radiator.

**Living Room/Dining Room**

18'11" x 12'0" (5.79m x 3.67m )

With double glazed windows overlooking the front aspect with glass panelled door giving access onto the sun balcony overlooking the easterly aspect with stunning views out towards Bexhill's picturesque seafront, double radiator.

**Sun Balcony**

With beautiful views towards the sea.

**Bathroom**

Modern suite comprising w.c. with low level flush, pedestal wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, with chrome shower attachment and chrome showerhead, recessed ceiling spotlights, chrome heated towel rail, obscure double glazed window overlooking the rear aspect, tiled walls.

**Garage**

With up and over door.

**Lease & Maintenance**

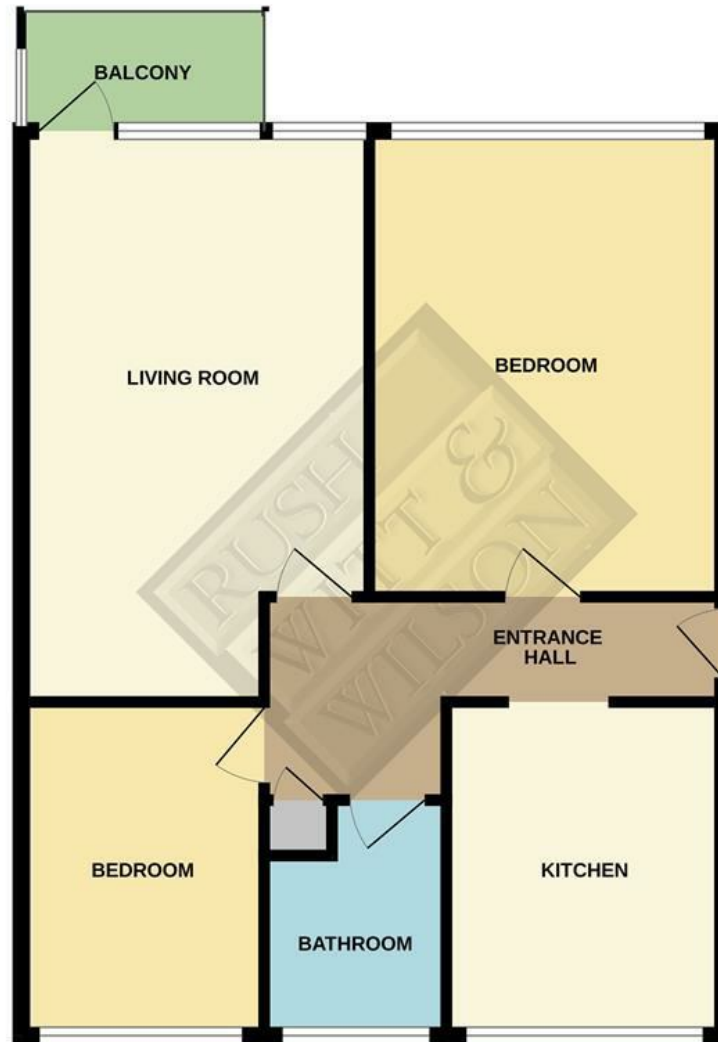
Remainder of 999 year lease, maintenance approx. £1500 payable half yearly.

**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.

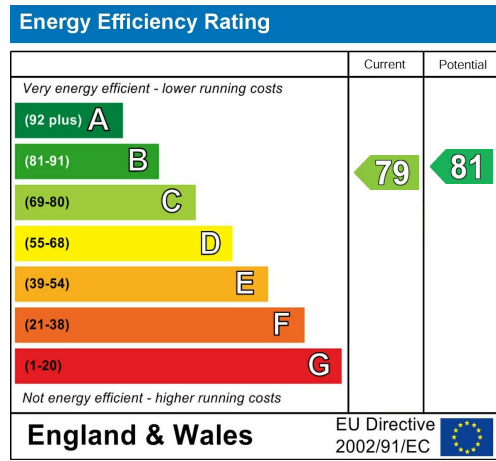
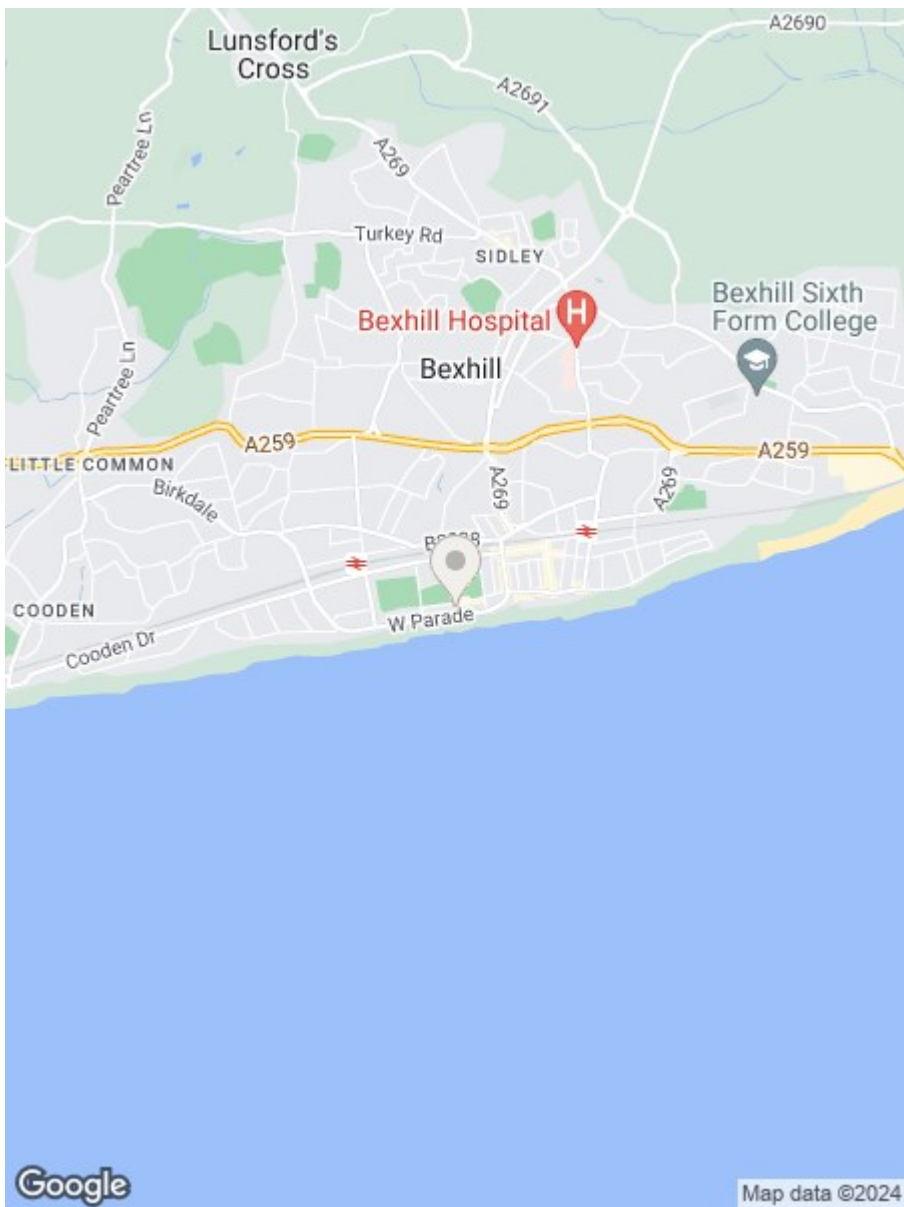


FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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