

**RUSH  
WITT &  
WILSON**



**54a West Parade, Bexhill-On-Sea, East Sussex TN39 3DX  
£315,000**

**Stunning Two-Bedroom Garden Flat with Sea Views.** Presented to an exceptional standard by the current vendors, this beautifully appointed two-bedroom garden flat offers stylish coastal living with sea views. Boasting its own private entrance, the property features a contemporary fitted kitchen/ breakfast room, a spacious living room with an ornate fireplace, and a sleek modern bathroom suite with a walk-in shower. The flat benefits from high-quality finishes throughout, including oak doors and plantation shutters, gas central heating, and double-glazed windows and doors. The accommodation is complemented by private courtyard gardens to both the front (southerly aspect) and rear, offering ideal spaces for outdoor relaxation. Additionally, a garage is available to purchase under separate negotiation, providing valuable off-street parking or storage. Viewing is highly recommended by Rush Witt & Wilson, Sole Agents.



**Private Entrance Hallway**

With entrance door, window to the front southerly elevation, two double radiators, wood effect engineered flooring.

**Living Room**

18'2" x 12'4" (5.54m x 3.78m )

Bay window to the front southerly elevation with sea views, three double radiators, engineered wood flooring, beautiful fireplace with ornate mantle.

**Kitchen/Breakfast Room**

13'1" x 16'4" (3.99m x 5m )

Stunning fitted kitchen comprising contemporary laminate worktops, handle less base and wall units, gas hob, electric oven and grill beneath, single drainer stainless steel sink unit with mixer tap, door and window to the rear leading out to the rear courtyard, integrated fridge, integrated washing machine, integrated dishwasher, breakfast bar, built-in boiler cupboard housing the gas central heating and domestic hot water boiler, engineered wood flooring.

**Bedroom One**

18'8" x 10'5" (5.7m x 3.2m )

Window to front elevation, double radiator, engineered wood flooring.

**Bedroom Two**

14'0" x 12'4" (4.29m x 3.78m )

Bay window to the rear elevation, engineered wood flooring, double radiator.

**Bathroom**

Modern suite comprising inset wash hand basin, vanity unit below, wc. with concealed cistern and vanity drawers, chrome heated towel rail, half height wall tiling, walk-in shower with folding shower door, rainfall shower head, chrome controls and hand shower attachment with shelving, obscure glass window to the rear elevation.

**Outside****Private Front Courtyard Garden**

Southerly facing beautiful patio for alfresco dining and enclosed with a combination of glass and chrome railing.

**Rear Courtyard Garden**

This area is laid to patio and useful for additional entertaining and enclosed to all sides with fencing.

**Share Of Freehold & Service Charges**

The apartment comes with a share of freehold and a 974 years remaining on the lease. The maintenance is a 25% Share as and when works required.

**Agents Note**

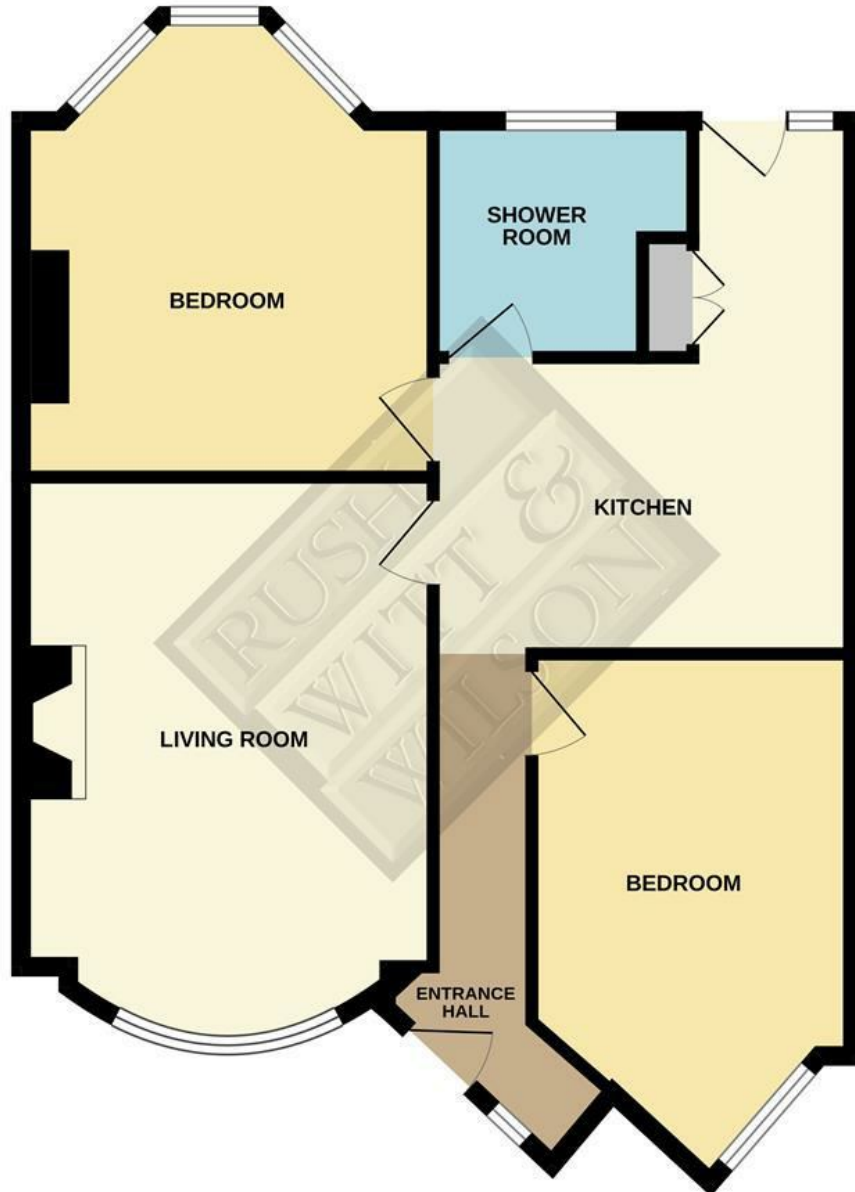
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band - B

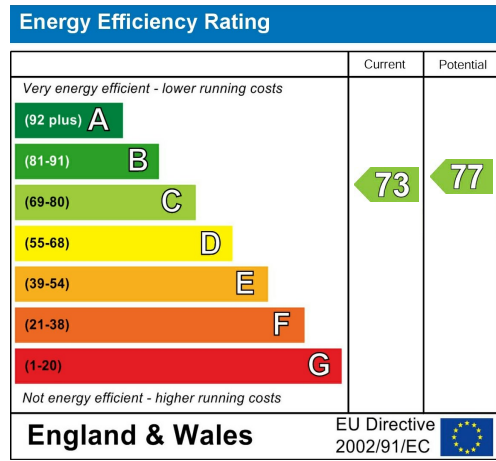
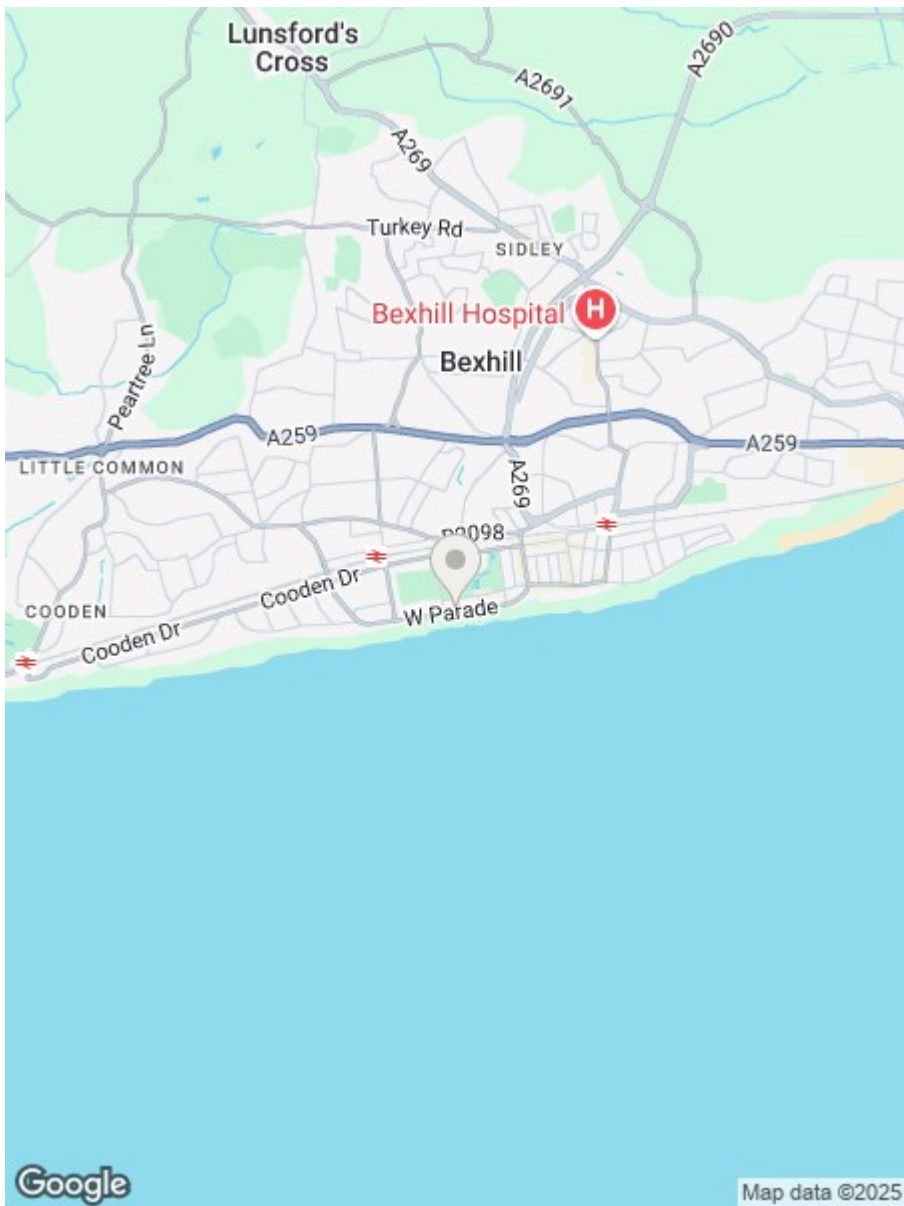


GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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