RUSH WITT & WILSON

Flat 7 St James Heights Paradise Walk, Bexhill-On-Sea, East Sussex TN40 2LG
Price Guide £215,000

A stunning first floor two double bedroom apartment, presented to an exceptional standard by the current owners with modern, bright and spacious accommodation throughout, beautiful sun balcony with sea views, modern kitchen and bathroom, underfloor central heating system, en-suite to master bedrooms, additional main bathroom, double glazed windows and doors, lift, private parking space, VACANT POSESSION. Viewing comes highly recommended by Rush Witt & Wilson Sole Agents. Council Tax Band C.

Communal Entrance Hallway
With stairs leading or lift to first floor and entry phone system

Private Entrance Hallway
Entry video call system, boiler and cloaks cupboard

Kitchen / Living Room
22'6" x 13'9" (6.86 x 4.21)
Overlooks southerly elevation with windows to the side and front of the property, fitted kitchen comprising a range of base and wall units, with laminate straight edge work tops, one and a half bowl single drainer sink unit with mixer tap, built in fridge / freezer, washing machine, built in double oven and grill with electric hob and extractor canopy and light, tiled splashback, door leading out onto sun balcony with space for table and chairs, stunning views towards the sea and Hastings

Bedroom One
20'8" x 8'7" (6.30 x 2.63)
Window to side elevation with stunning sea views and distant views towards Hastings, additional door entry to the sun balcony

En Suite
Comprising walk in shower cubical with chrome controls and chrome shower head, w/c low level flush, pedestal wash hand basin, tiled splashback, electric shaver point, chrome heated towel rail

Bedroom Two
11'1" x 8'0" (3.39 x 2.46)
Windows to side elevation with distant views

Bathroom
Suite comprising w/c with concealed system, wall mounted wash hand basin, chrome heated towel rail, panelled bath with hand shower attachment, tiled splashbacks, electric shaver point, herringbone style flooring

Outside
Allocated parking space to the rear

Lease & Maintanence
111 year remaining on the lease, ground rent approx. £250 per annum, service charge is approx. £1364 per annum.

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.

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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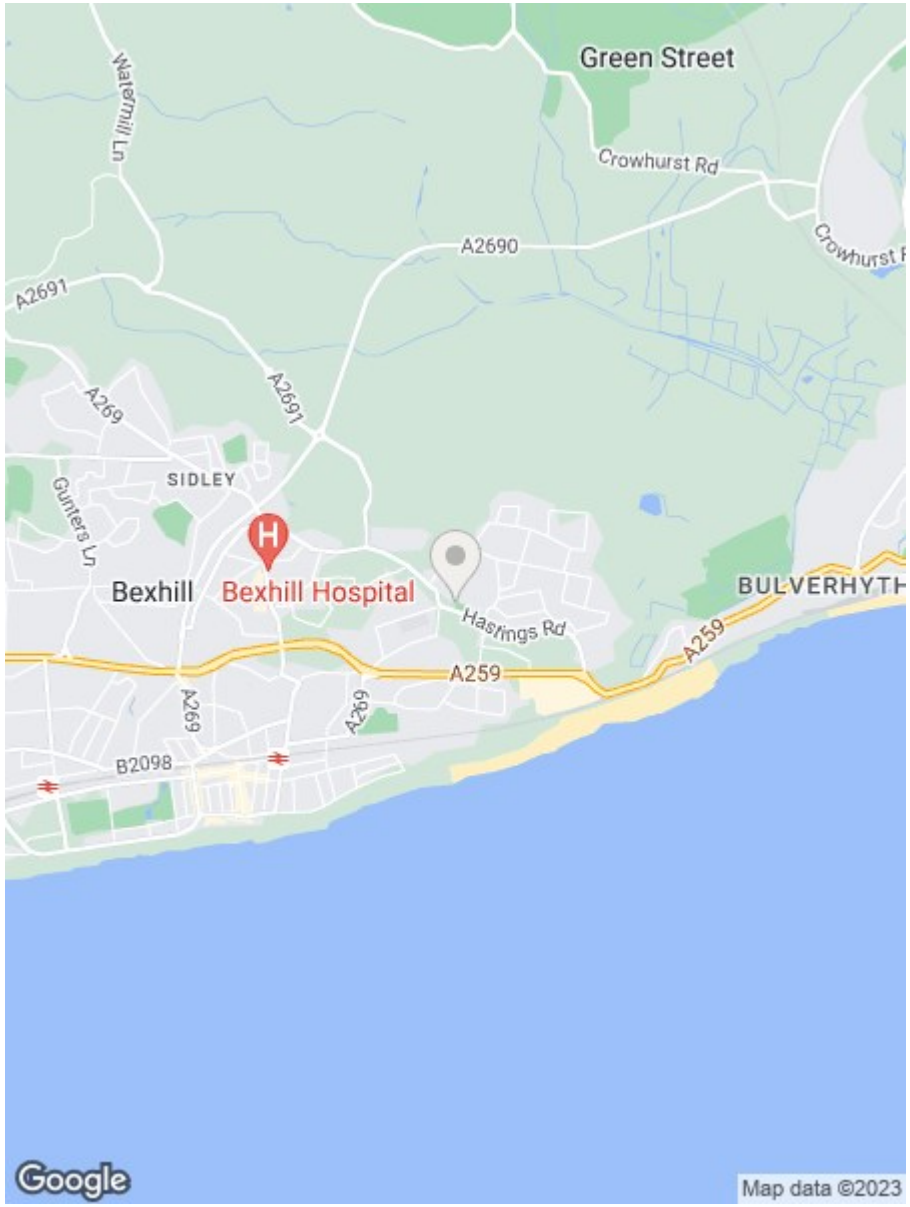

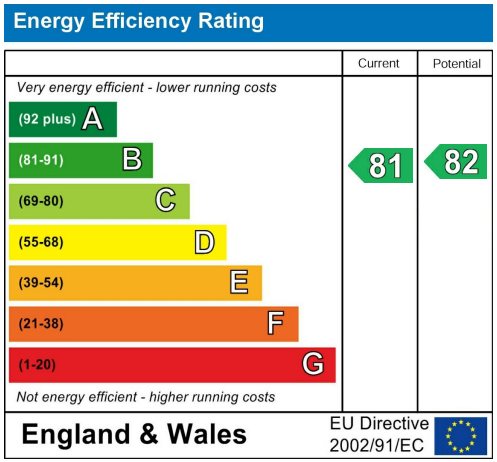

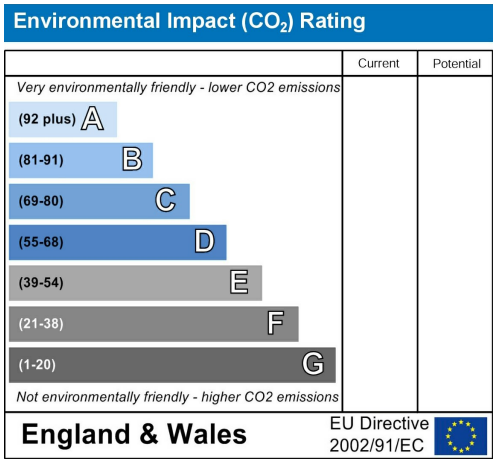

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