

**RUSH
WITT &
WILSON**



**34 Marina Court Marina, Bexhill-On-Sea, East Sussex TN40 1BW
£215,000**

Rush Witt & Wilson are delighted to welcome to the market, arguably one of the most spacious, well presented two double bedroom third floor seafront retirement flat for the over 55's ideally positioned on Bexhill's picturesque seafront. Westerly aspect offering bright and spacious accommodation throughout, the property comprises a lounge/diner with 'Juliet' balcony benefiting partial sea view, spacious fitted kitchen, both bedrooms come with large built in wardrobe's and one with fitted bedroom furniture and additional 'Juliet' balcony, two bathrooms. Other benefits include double glazed windows and doors, on site manager, modern electric radiator heating, lift, communal lounge with seafront facing conservatory, games room, guest suite and laundry facilities. Externally, the property offers a gated secure underground car park with allocated parking space with additional residents parking in the car park. Conveniently situated within direct and easy access to the seafront, Bexhill town centre and mainline rail station. Viewing comes highly recommended by RWW Bexhill sole agents. Council Tax Band D.



Communal Entrance Foyer

With stairs of lift to the third floor.

Communal Facilities

Communal lounge with seafront facing conservatory, laundry room, guest suite and games room.

Private Entrance Hallway

With entrance door, double doored cloaks cupboard, modern digital electric radiator, built in airing cupboard, wood effect flooring.

Living/Dining Room

20'5" x 14'0" (6.23 x 4.27)

Windows overlook the side westerly elevation with sea views, French doors with Juliet balcony, two modern digital electric radiators

Kitchen

13'10" x 8'6" (4.24 x 2.60)

Window to the rear elevation, modern fitted kitchen with a range of base and wall units with new marble effect laminate worktops, a new one and half bowl single drainer sink unit with mixer tap, a new electric hob with extractor canopy and light, built in fridge and freezer, a new built in double oven with grill, space for fridge, tiled splashbacks.

Bathroom One

Walk in shower cubicle with controls and showerhead, wc with concealed cistern, inset wash hand basin with vanity unit beneath, half height wall tiling.

Bedroom One

14'9" x 10'8" (4.51 x 3.27)

French doors with Juliet balcony overlook the westerly elevation, built in wardrobe cupboards.

Bedroom Two

14'8" x 9'6" (4.49 x 2.91)

Window to the westerly elevation with sea views, built in wardrobe cupboard, digital modern electric radiator.

Bathroom Two

Walk in shower cubicle with controls and showerhead, vanity unit, wc with concealed cistern, wash hand basin with vanity unit beneath, additional wall vanity unit with mirror, modern digital eclectic radiator.

Underground Carpark

With allocated parking bay with allocated parking space and additional car park to the outside of the building for residents use.

Lease and Maintenance

The Lease is 90 years remaining, service charge £523.87 per month as from 01.01.25 (Included in the Maintenance is Water usage, Laundry rooms with washing machine and tumble dryers, Manager on site Monday-Friday 8-4, 24hr pull cord, electricity to all communal areas, cleaners Mondays, Wednesdays and Thursdays, Monthly windows cleaners, gardener monthly , Library/Games Room, baggage room, large residents lounge and conservatory, secure underground Parking). Electric charging points for a mobility scooter are available at a minimal fee per year.

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.



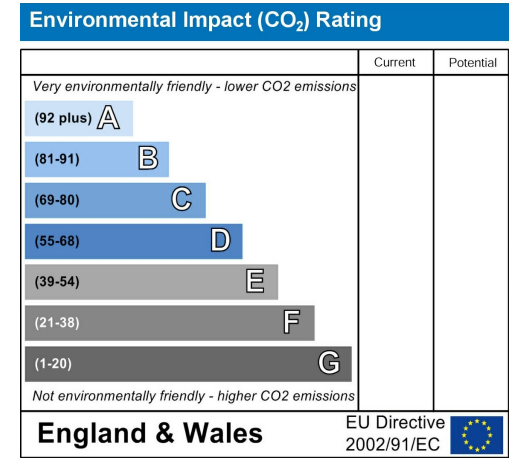
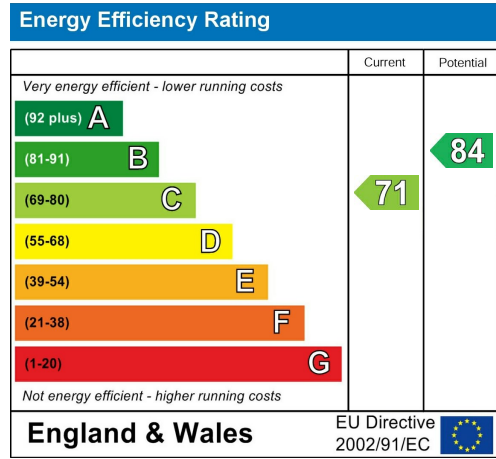
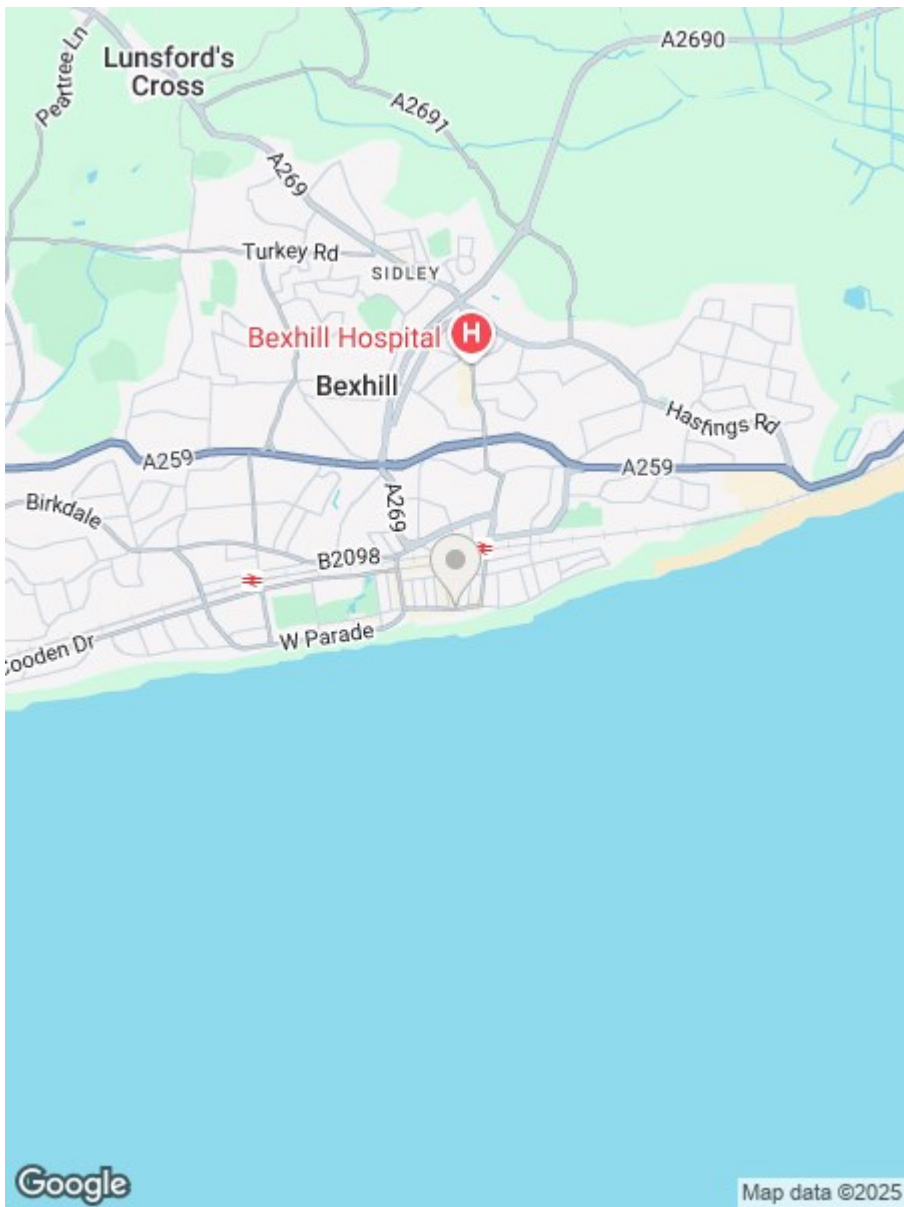
THIRD FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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