Flat 6, Shelbourne House, 53 Marina, Bexhill-On-Sea, East Sussex TN40 1BL
£275,000

A stunning two bedroom second floor seafront flat, situated on the Marina Bexhill, with beautiful panoramic sea views. The property comes with gas central heating system, double glazed windows and doors, private south facing sun balcony, modern wood effect flooring, entryphone system, modern kitchen and bathroom, vacant possession. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.

Communal Entrance Hallway
With entryphone system, stairs to the second floor.

Private Entrance Hallway
Entryphone system, radiator, oak effect flooring, double door storage cupboard.

Living Room
19'7 x 15'3 (5.97m x 4.65m)
Radiator, oak effect flooring, stunning bay window with panoramic sea views, door leads to the south facing sun balcony suitable for table and chairs, oak effect flooring.

Kitchen
8'7 x 8' (2.62m x 2.44m)
Window to both side rear elevations, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, built-in fridge and built-in freezer, radiator, half height wall tiling, ceramic hob with extractor canopy and light, integrated washing machine, fitted AEG oven and grill, oak effect flooring.

Bedroom One
16'10 x 11'7 (5.13m x 3.53m)
Two windows to the rear elevation, radiator.

Bedroom Two
15' x 8'6 (4.57m x 2.59m)
Window to front southerly elevation, radiator.

Bathroom
Modern suite comprising walk-in shower with chrome controls and chrome shower head, w.c. with low level flush, wall mounted wash hand basin which is contemporary style with vanity drawers, chrome heated towel rail, floor and wall tiling, obscure glass window overlooks the rear elevation.

Maintenance Details
Leasehold, 145 years approx, £1400 approx pa service charge. Buildings insurance approx. £363 pa.

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.

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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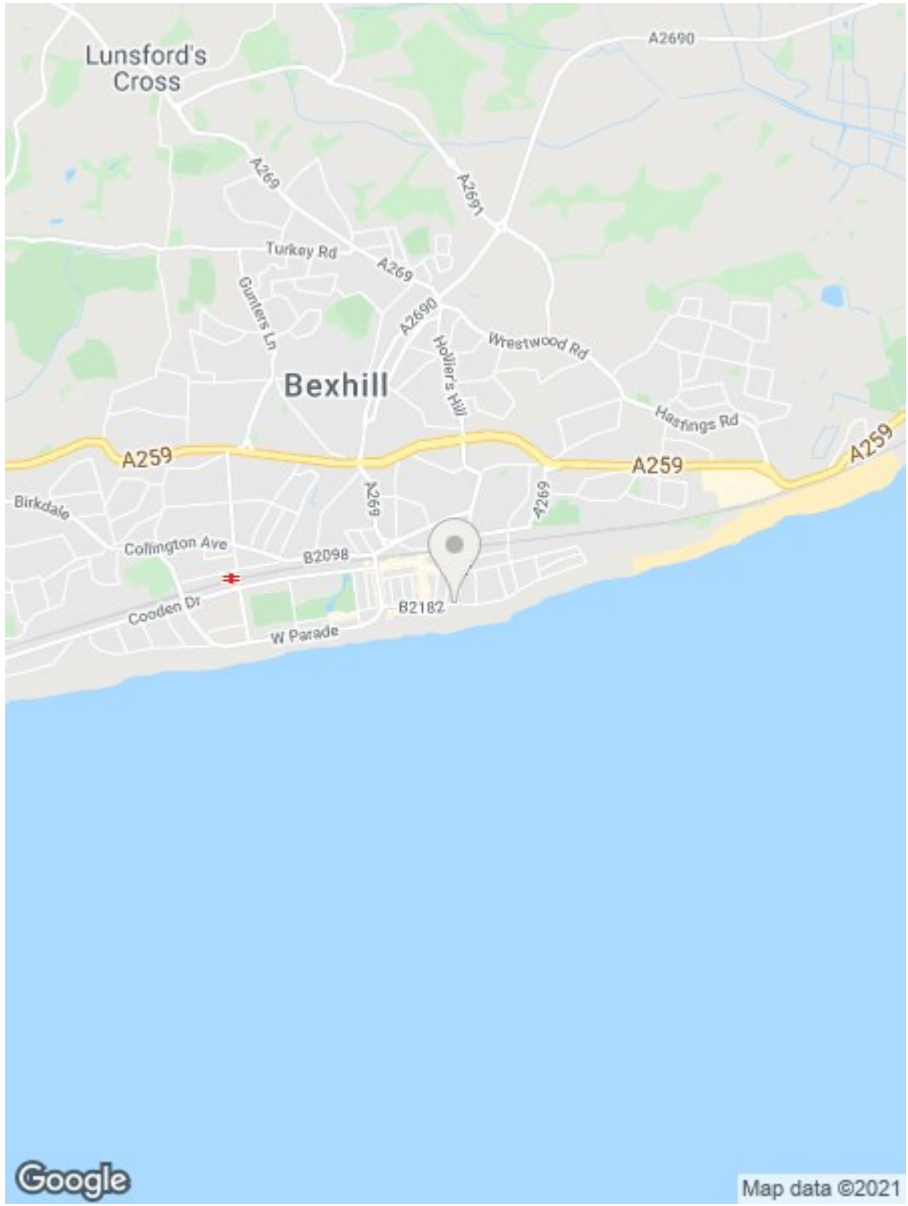

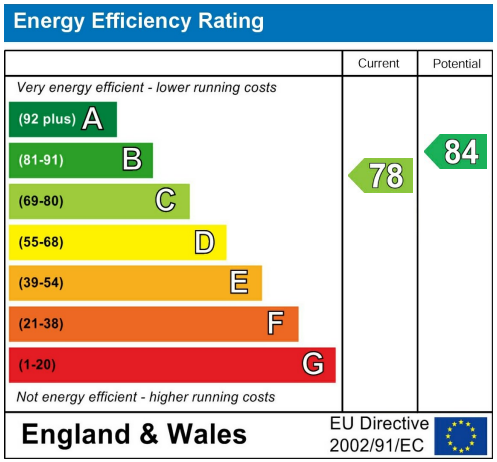

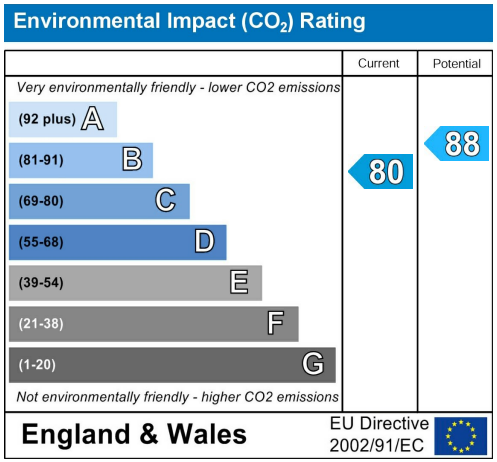

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