

**RUSH
WITT &
WILSON**



**3 Berkeley Mansions Knole Road, Bexhill-On-Sea, East Sussex TN40 1LJ
£485,000**

A rare opportunity to acquire a truly unique apartment, one of the most spacious in this Grade II listed, award-winning building on the Bexhill sea front. With its far-reaching views of sea and sky, lofty ceilings, floor to ceiling windows and an abundance of Victorian period features, this is a flat flooded with light and character. Previously a four-bedroom apartment, the current owners have restored its original layout so that it now comprises a vast sitting-room and two very large bedrooms. There is a walk-in wet room entirely tiled in Travertine limestone, a family bathroom with a seaside feel and a big fitted eat-in kitchen complete with range – all with underfloor heating. There is plenty of storage, too, including two walk-in closets and a balcony with some of the best views available in Bexhill. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Communal Entrance Hallway

With entrance phone system, stairs and lift to all floors.

Private Entrance

With book shelving, double radiator, large storage cupboard, window to front and side elevation, utility cupboard with plumbing for washing machine, two large walk-in wardrobes.

Living Room

23'3 x 19'7 (7.09m x 5.97m)

Bay window to front elevation with stunning sea views of Bexhill seafront, two double radiators, original cast iron fireplace, door leading onto sun balcony with panoramic sea views over communal gardens and seafront.

Kitchen/Breakfast Room

15'9 x 14'8 (4.80m x 4.47m)

Bay window to rear elevation, bespoke fitted kitchen comprising oak fronted base and wall units with solid wood block worktops, range master cooker with matching extractor canopy and light, glass splash back, butler sink with mixer tap, built-in welsh dresser with drawers, cupboards and glass fronted units, built-in fridge/freezer, integrated dishwasher, tiled mosaic splash backs with concealed lighting, underfloor heating.

Bedroom One

19'7 x 15'9 (5.97m x 4.80m)

Bay window to front elevation with stunning sea views, exposed floorboards, covered double radiators, original cast iron fireplace with tiled inserts.

Bedroom Two

15'7 x 14'5 (4.75m x 4.39m)

Window to rear elevation, double radiator, original cast iron fireplace with matching mirror.

Walk-In Wet Room

Contemporary wash hand basin with W.C, concealed cistern with vanity cupboards and mirror, obscured glass window to rear elevation, chrome heated towel rail, large shower area which is fully tiled with chrome shower controls and chrome shower head, underfloor heating.

Bathroom

Suite comprising large double ended inset contemporary bath with chrome controls and mosaic surround,

freestanding wash hand basin with mixer tap and floating tap, heated chrome towel rail, W.C. with concealed cistern, underfloor heating, obscured glass window to side elevation, further window to rear elevation.

Maintenance Details

Share of freehold, approx 112 year lease, service charge approx. £4000 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 1502 SQ.FT. (139.5 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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