RUSH WITT & WILSON

3 Carlton Court Knole Road, Bexhill-On-Sea, East Sussex TN40 1LG
£179,000

A beautifully presented two bedroom second floor seafront flat with stunning views over the sea and promenade in Bexhill. The property is sold with vacant possession and is located in one of the most beautiful Grade II listed buildings to be found along any seafront. The accommodation comprises lounge and modern kitchen with sea views, two good sized bedrooms, modern electric radiator heating, ornate bathroom, large storage cupboards. Views to the rear overlooking the bowling green at Gullivers. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.
Council Tax Band A

Communal Entrance Hallway
With stairs to the second floor.

Private Entrance Hall
Entrance door and entryphone system, built-in storage cupboards, stained glass window features, electric radiator.

Living Room
14'1 x 12'3 (4.29m x 3.73m)
Window to the southerly elevation with stunning sea views, wall mounted electric radiator.

Kitchen
11'4 x 8'5 (3.45m x 2.57m)
Window over the southerly elevation with sea views. Modern fitted kitchen comprising a range of base and wall units with laminate woodblock effect straight edge worktops, single drainer enamel sink unit with mixer tap, built-in larder cupboard, ceramic hob with extractor canopy and light, built-in oven and grill, plumbing space for washing machine.

Bedroom One
16'2 x 9'9 (4.93m x 2.97m)
Windows to the rear elevation with beautiful views over Gullivers bowling green, electric wall mounted radiator.

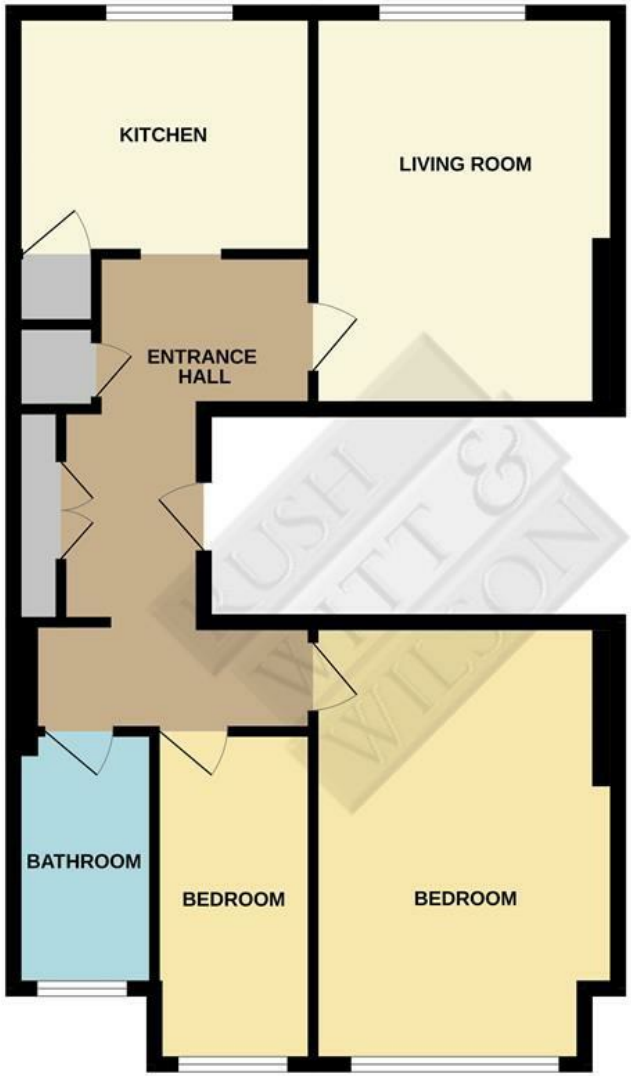
Bedroom Two
12'5 x 5'6 (3.78m x 1.68m)
Window overlooking the rear elevation, wall mounted electric radiator.

Bathroom
With panelled bath with hand shower attachment, ornate wash hand basin, w.c. with low level flush, wall mounted heated towel rail, obscure glass window to the rear elevation,

Lease & Maintenance Details
The property is leasehold with 89 years remaining. The vendors will be prepared to extend up to 100 years if required. The Service Charge is approximately £707.00 per quarter. The Ground Rent is £10 per quarter.

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
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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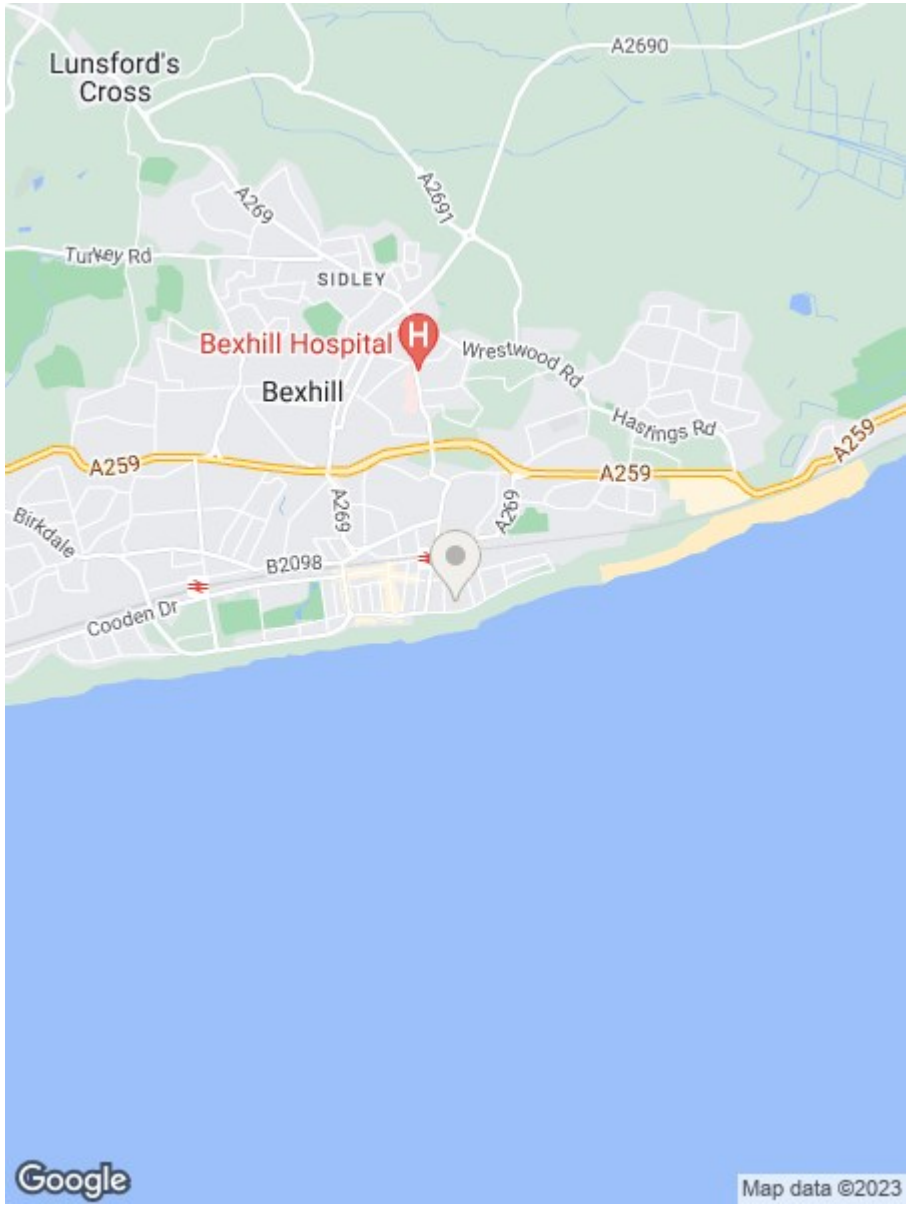

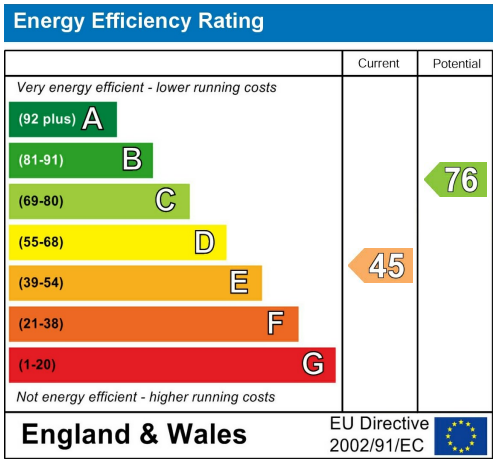

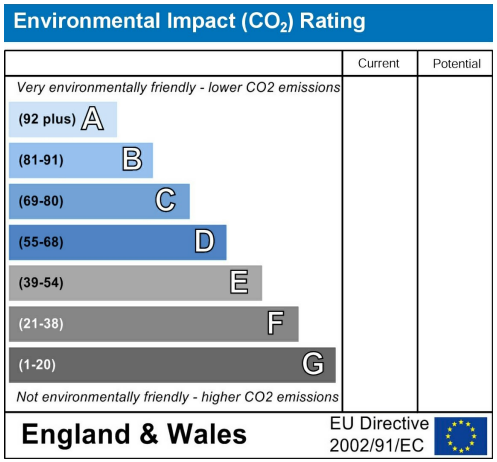

RUSH WITT & WILSON

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