

**RUSH
WITT &
WILSON**



**7 Channel View, Bexhill-On-Sea, East Sussex TN40 1JT
Offers In Excess Of £375,000**

A rare opportunity to acquire this stunning character beach fronted apartment ideally located directly on the seafront with direct access to the promenade and beach. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, lounge, two south facing sun rooms with stunning sea views and access to south facing balcony giving direct access to the beach and promenade, modern fitted kitchen and modern fitted shower room/utility room. Perfectly situated on Bexhill seafront within very close walking distance to the town centre and mainline rail station, viewing comes highly recommended to appreciate this beautiful apartment in this stunning location. The property also benefits from being sold with NO ONWARD CHAIN.



Hallway

Entrance door, radiator, services cupboard housing the electric consumer unit and electric meter.

Lounge

16'2" x 15'0" (4.93m x 4.59m)

Rear aspect glazed door leading through to the sun room and a glass panelled set of double doors leading through to the second sun room/dining room, radiator, ornamental feature fireplace surround, door leading through to the second bedroom.

Sun Room/Dining Room

11'10" x 6'7" (3.62m x 2.01m)

Rear aspect double glazed windows with stunning sea views across the English Channel, radiator, recessed ceiling spotlights, sliding patio door giving access to the south facing balcony.

Second Sun Room

19'5" x 6'0" (5.94m x 1.83m)

Rear aspect double glazed windows with stunning sea views across the English Channel, double glazed door giving access to the south facing balcony. The south facing balcony has panoramic sea views all the way across to Beachy Head, steps leading down giving direct access to the promenade and beach.

Kitchen

11'3" x 6'7" (3.43m x 2.01m)

Front aspect double glazed window. Modern fitted kitchen with a range of matching wall and base level units with roll top laminated worktop surfaces, integrated fridge/freezer, integrated electric oven, worktop mounted five gas ring burner hob with fitted stainless steel extractor hood above and glass splash-back, plumbing space for dishwasher, integrated microwave, stainless steel single sink with drainer and mixer tap, cupboard housing gas central heating combination boiler.

Bedroom One

14'8" x 14'5" (4.49m x 4.41m)

Rear aspect double glazed bay window looking through the second sun room with sea views across the English Channel, radiator, built-in wardrobe with a range of hanging space and shelving, range of fitted bedroom furniture with a range of hanging space, shelving, fitted drawers and cupboard space above.

Bedroom Two

11'3" x 9'3" (3.45m x 2.84m)

Front aspect double glazed window, radiator.

Shower Room/Utility Room

Front aspect obscure double glazed window, wall mounted chrome electric heated towel rail, modern bathroom suite comprising low level w.c., vanity unit with wash hand basin and mixer tap, fitted bathroom cabinet with mirrored doors, light and shaver point, walk-in shower cubicle with glass door, wall mounted thermostatic controls and shower attachment, part tiled walls, tiled floor. Utility space with matching wall and base level units with laminated straight edge worktop surface, plumbing space for washing machine, under counter space for tumble dryer and a front aspect obscure double glazed window, extractor fan, recessed ceiling spotlights, under floor heating.

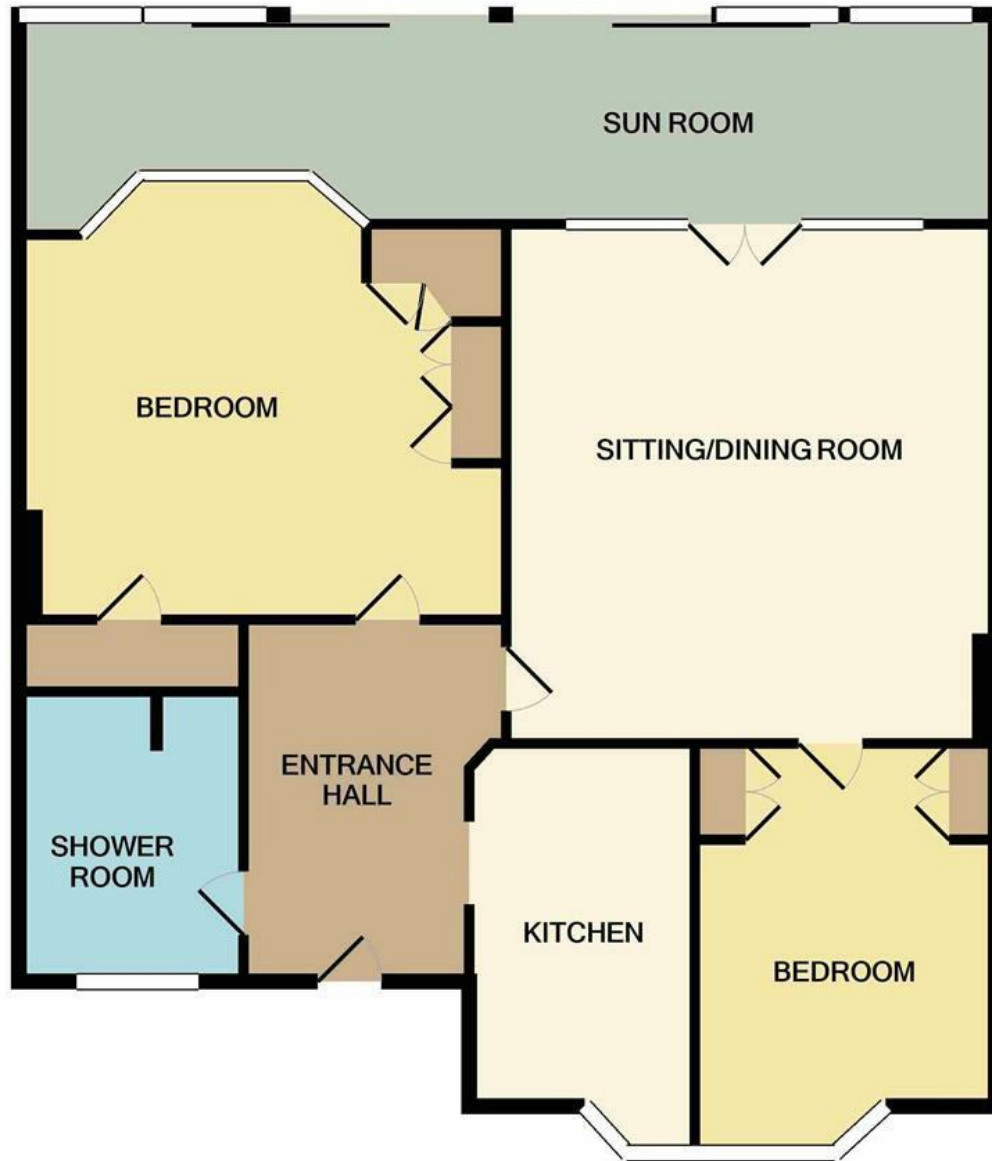
Maintenance Details

125 year lease from 2016. Ground rent and insurance for 2019/2020 is £913.50, other maintenance charges apply as and when works are needed.

Agents Note

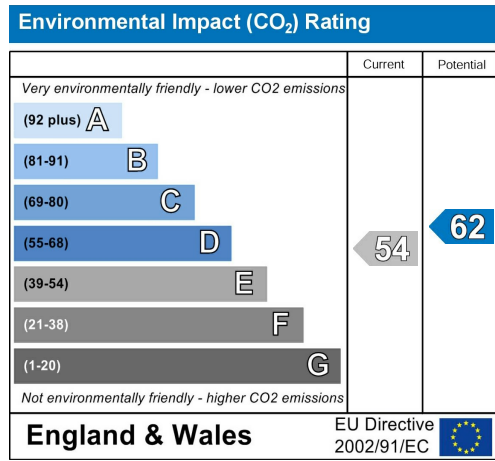
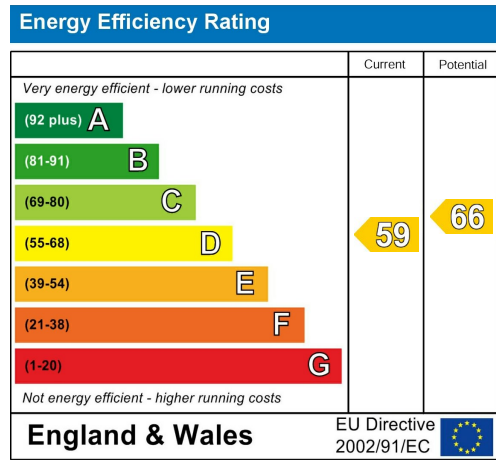
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 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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