RUSH WITT & WILSON

3 Carlton Court Knole Road, Bexhill-On-Sea, East Sussex TN40 1LG
£215,000

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.

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.

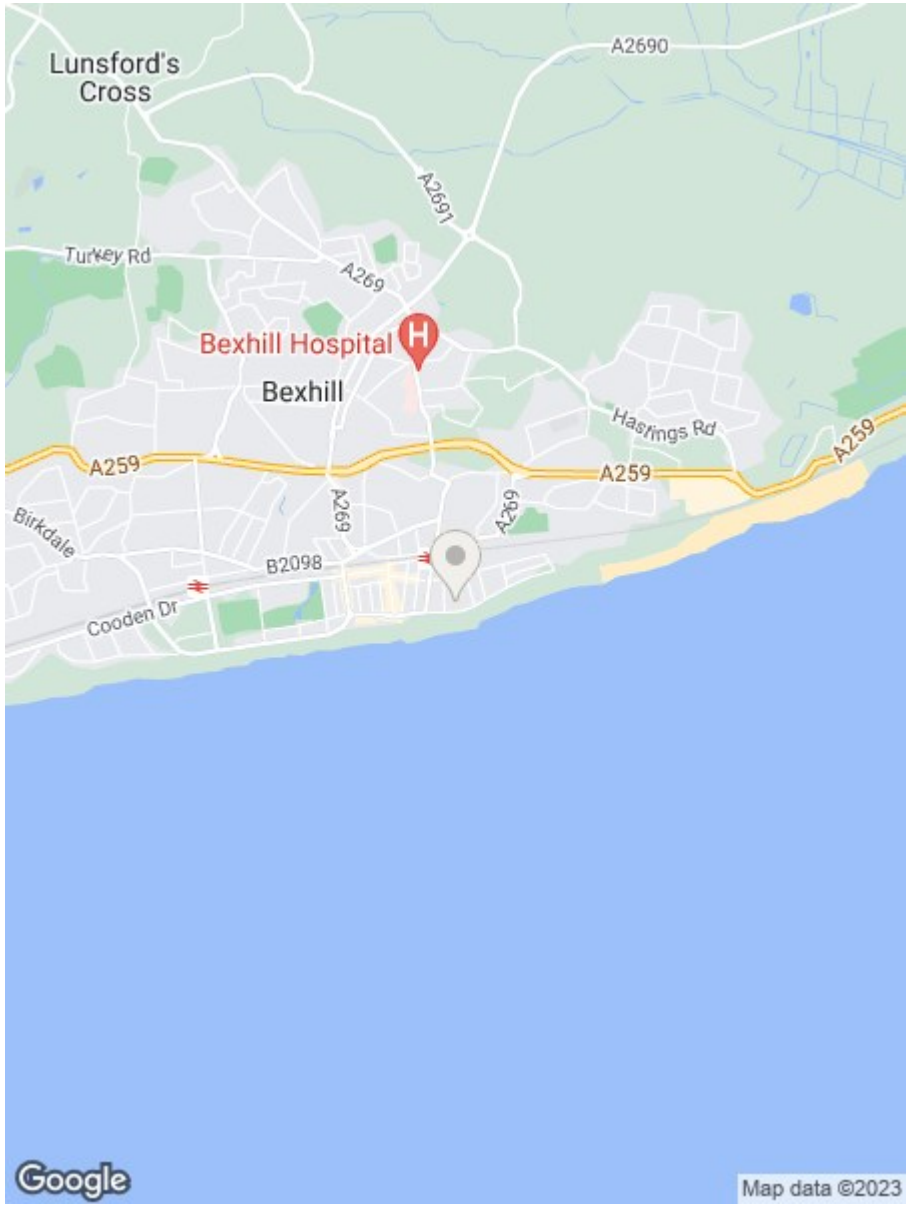
Bedroom Two
12'5 x 5'6 (3.78m x 1.68m)
Window overlooking the rear elevation, wall mounted electric radiator.

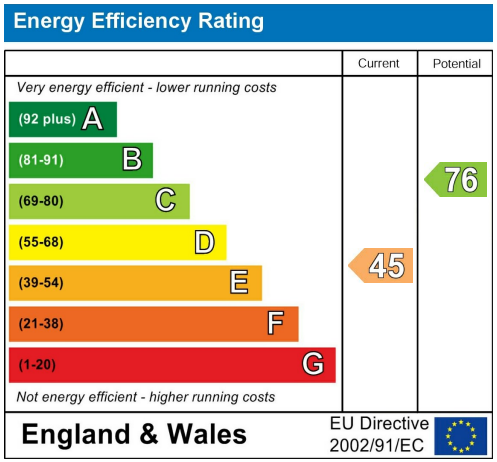
Bathroom
With panelled bath with hand shower attachment, ornate wash hand basin, w.c. with low level flush, wall mounted heated towel rail, obscure glass window to the rear elevation,

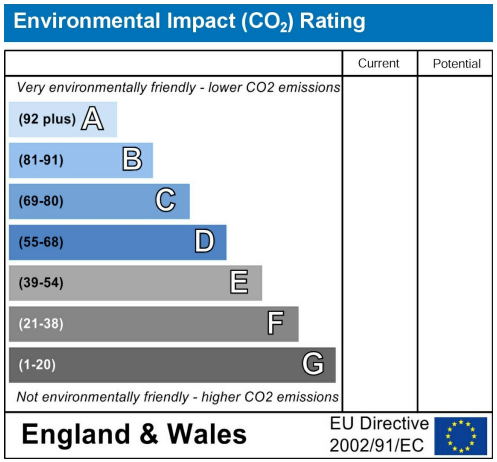
Lease & Maintenance Details
The property is leasehold with 89 years remaining. The Service Charge is approximately £707.00 per quarter. The Ground Rent is £10 per quarter.

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.

FLOORPLAN
COMING SOON







RUSH WITT & WILSON

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The Property Ombudsman

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