

**RUSH  
WITT &  
WILSON**



**Flat 2, St. Marys Court Magdalen Road, Bexhill-On-Sea, East Sussex TN40 1SB  
£219,950**

**A beautifully presented two bedroom first floor flat, easy access to town centre and seafront with mainline railway to London, beautiful modern kitchen and bathroom, presented to an exceptional standard by the current owners, double glazed windows and doors, modern electric radiator heating, off road parking, private westerly facing sun balcony, private off road parking to the rear of the property, viewing comes highly recommended by RWW Sole Agents. Council Tax Band D.**



**Communal Entrance Hallway**

With entry-phone system and stairs to the first floor.

**Private Entrance Hallway**

With entrance door, entry-phone system, built in linen cupboard with slatted shelving, doubled door cloaks cupboard, wall mounted digital electric radiator.

**Living Room**

17'1 x 12'8 (5.21m x 3.86m)

Window overlooks the southerly elevation, patio doors lead out onto a beautiful sun balcony, wall mounted modern electric radiator.

**Kitchen**

15'4 x 8'6 (4.67m x 2.59m)

Window overlooks the westerly elevation, with door leading to westerly facing sun balcony, modern fitted kitchen comprising a range base and wall units with laminate wood effect worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, AEG induction hob with brushed stainless steel extractor canopy and light, integrated fridge and freezer, integrated AEG double oven and grill, space for fridge/freezer, wall mounted eclectic heater.

**Bedroom One**

15'9 x 10'4 (4.80m x 3.15m)

Window overlooks the southerly elevation, wall mounted electric heater, fitted wardrobe cupboards.

**Bedroom Two**

15'7 x 10'5 (4.75m x 3.18m)

Window overlooks the front elevation.

**Cloakroom**

WC with low level flush, wash hand basin with vanity unit, half height wall tiling, ceramic floor tiling, obscure glass window to the front elevation.

**Bathroom**

Modern suite comprising marble floor with marble splashback, walk in shower cubicle with fixed chrome showerhead, hand-shower attachment and controls, glass screen, wc with concealed cistern, wash hand basin with vanity unit with light, chrome heated towel rail, wall mounted electric heater, obscure glass window to the side elevation.

**Private Allocated Parking Space**

Located at the back of the property.

**Lease And Maintenance**

Lease 76 years remaining, service charge approx. £850.00 pa- Share of freehold maybe available.

**Agents Note**

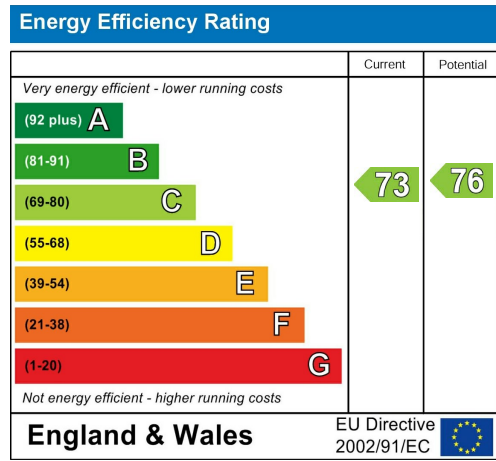
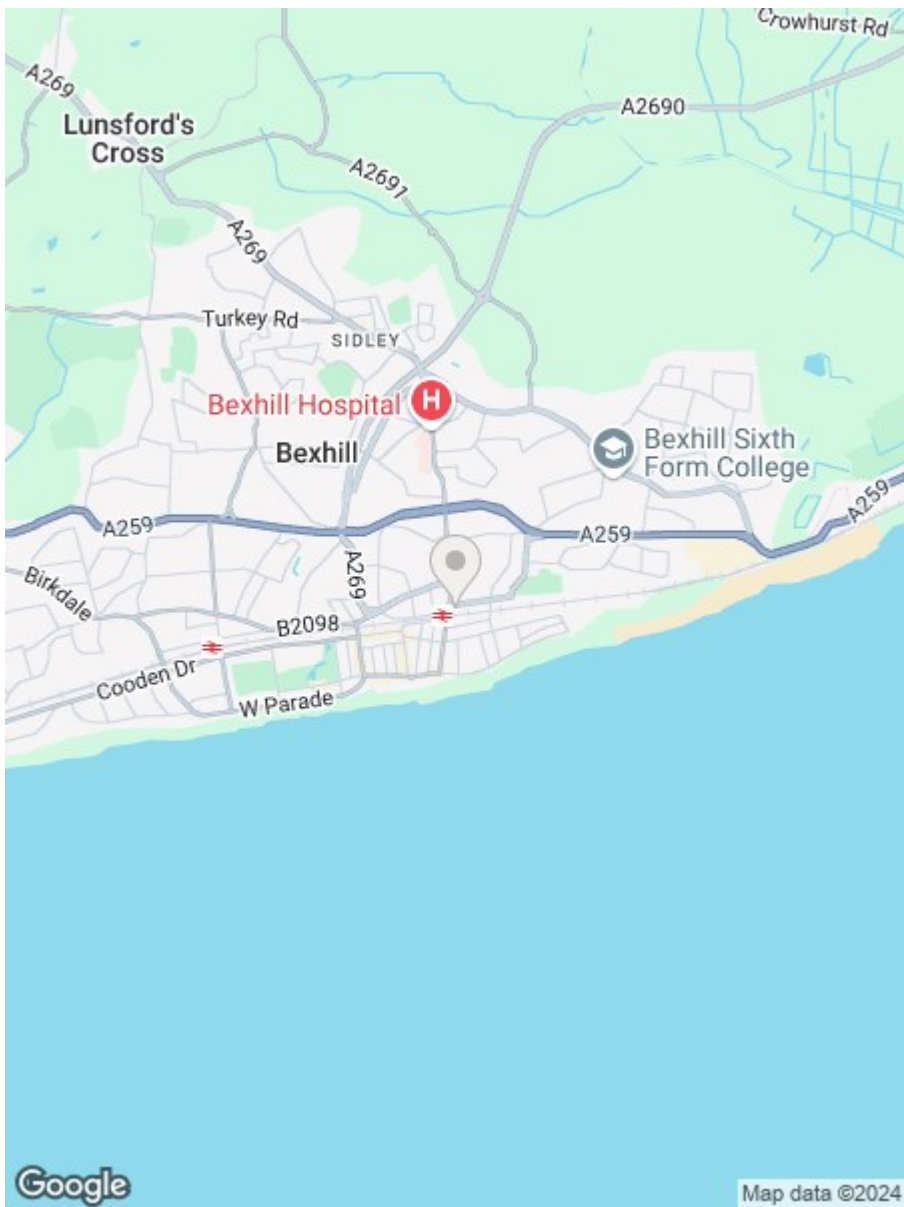
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



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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