RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

# Beach Chalet 23 South Cliff, Bexhill-on-Sea, East Sussex TN39 3EJ

## £49,500

A rare opportunity to acquire this spacious FREEHOLD brick built beach chalet, situated along one of Bexhill's most prestigious locations. The chalet benefits from use of running water, and is equipped with fitted base level units with work top, fitted seating bench and shelving, glass panelled double doors to the front elevation with additional bolt door.

To the front, there is a paved area which is owned as part of the freehold, suitable for 'Alfresco dining' with stunning coastal views spanning east to west, and stretching towards Beachy Head, owners also enjoy use of a private w/c.

The chalet is approached via a gated entrance, which owners of the chalets and huts enjoy privately.

Viewing is highly advised by the vendors chosen sole agent, Rush, Witt & Wilson Bexhill.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

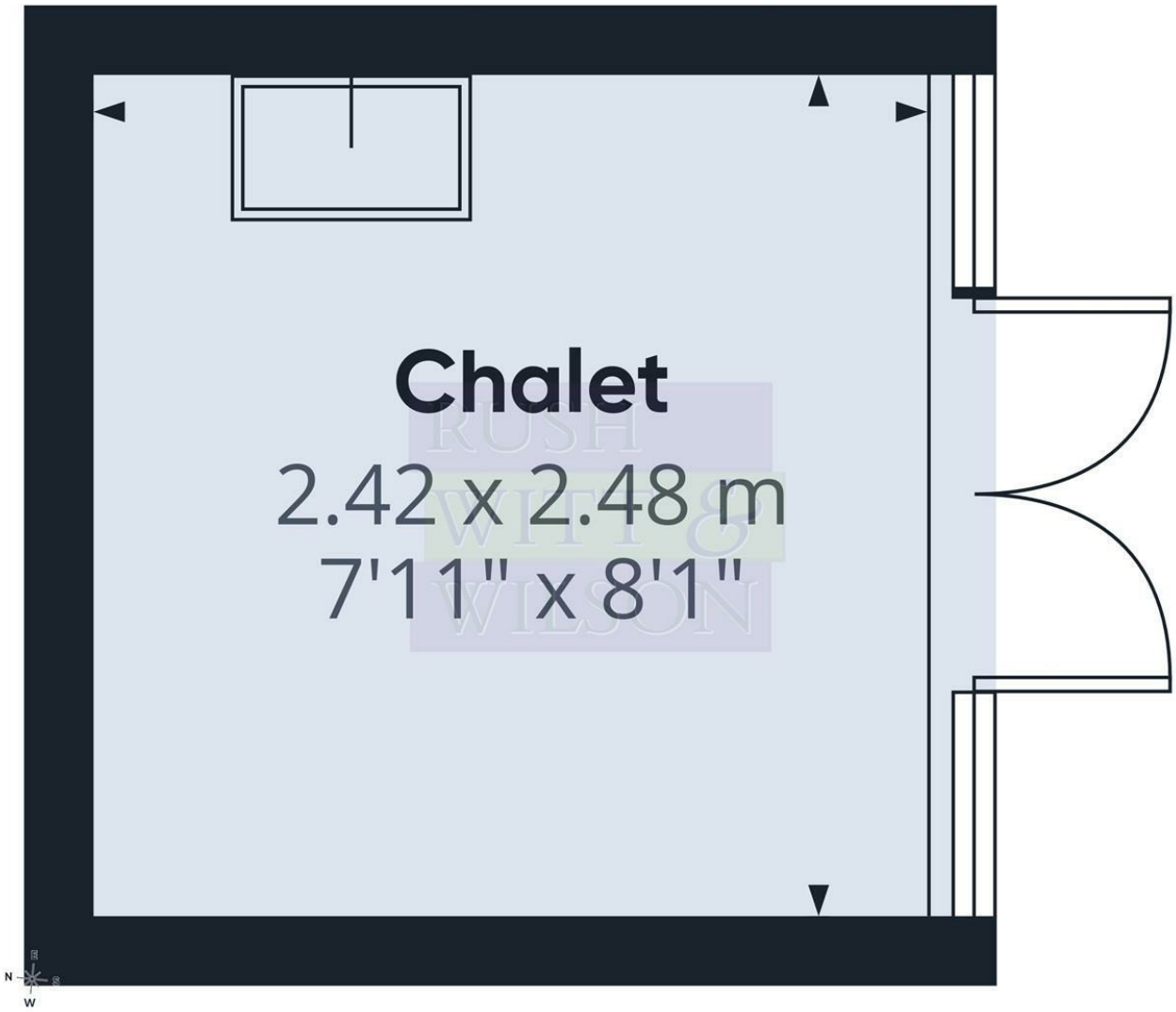
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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**Approximate total area**(1)

6.2 m²

67 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Property Ombudsman

Relocation agent network

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