

**RUSH  
WITT &  
WILSON**



**2, Edmar Court Middlesex Road, Bexhill-On-Sea, East Sussex TN40 1LR  
£335,000**

**An opportunity to acquire this stunning first floor apartment with sea views and large private garden, ideally located just off Bexhill seafront. Presented to an exceptional standard throughout and offering bright and spacious accommodation, the property comprises a private entrance, bay fronted lounge with beautiful sea views, two double bedrooms, modern fitted kitchen/dining room, large landing, fitted bathroom and separate wc. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a large private, secluded and beautifully maintained garden. Ideally situated just off Bexhill seafront and still within very easy walking distance to Bexhill town centre with its wide range of amenities and mainline rail station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this highly sought after location. Offered with a long lease of approximately 940 years and NO ONWARD CHAIN. Council Tax Band B.**



**Private Entrance Lobby**

Glass panelled timber front door, obscured double glazed windows to the side and front elevations, recessed ceiling spotlights, services cupboard housing the electric meter and electric consumer unit. Obscured glass panelled internal door leading to the stairway.

**Stairway**

with radiator, double glazed windows to the front and side elevations.

**First Floor Landing**

Large landing with radiator, large storage cupboard with fitted shelving and housing the gas central heating boiler, additional corner storage cupboard with hanging hooks and storage cupboard above. recessed ceiling spotlights.

**Lounge**

19'10" x 11'11" (6.07 x 3.64)

Double glazed feature bay window to the front and side elevation with stunning views of the sea, two radiators, feature fireplace with a fitted electric fire, recessed ceiling spotlights in the bay.

**Kitchen/Diner**

14'9" x 8'4" (4.52 x 2.55)

Double glazed windows to the side elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated electric oven, gas hob with fitted extractor hob above, glass splashback, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, space for under counter fridge, space for under counter freezer, recessed ceiling spotlights, access to loft space.

**Bedroom One**

12'9" x 10'11" (3.89 x 3.34)

Double aspect, double glazed windows to the front and side elevations, with the front aspect giving a sea view, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above.

**Bedroom Two**

13'6" x 8'11" (4.12 x 2.72)

Double glazed window to the side elevation with stunning sea view, radiator, fitted double wardrobe with hanging space, shelving and storage cupboard above.

**Bathroom**

Obscured double glazed window to the rear elevation, heated chrome towel rail, white bathroom suite comprising pedestal mounted wash hand basin, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, recessed ceiling spotlights.

**Separate WC**

Obscured double glazed window to the rear elevation, low level wc, recessed ceiling spotlight.

**Outside****Private Garden**

Beautifully maintained private and secluded garden with two large sun patio areas, the rest of the garden is mainly laid to lawn with extensive and mature plants and shrubs, garden pond, timber garden shed, timber summerhouse.

**Lease and Maintenance**

Approximately 940 years remaining on the Lease. Maintenance is shared 50/50 as and when needed.

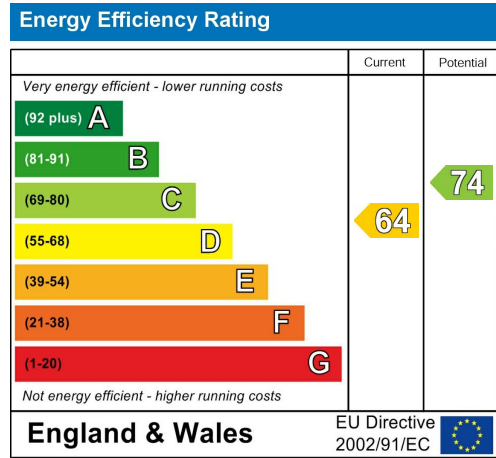
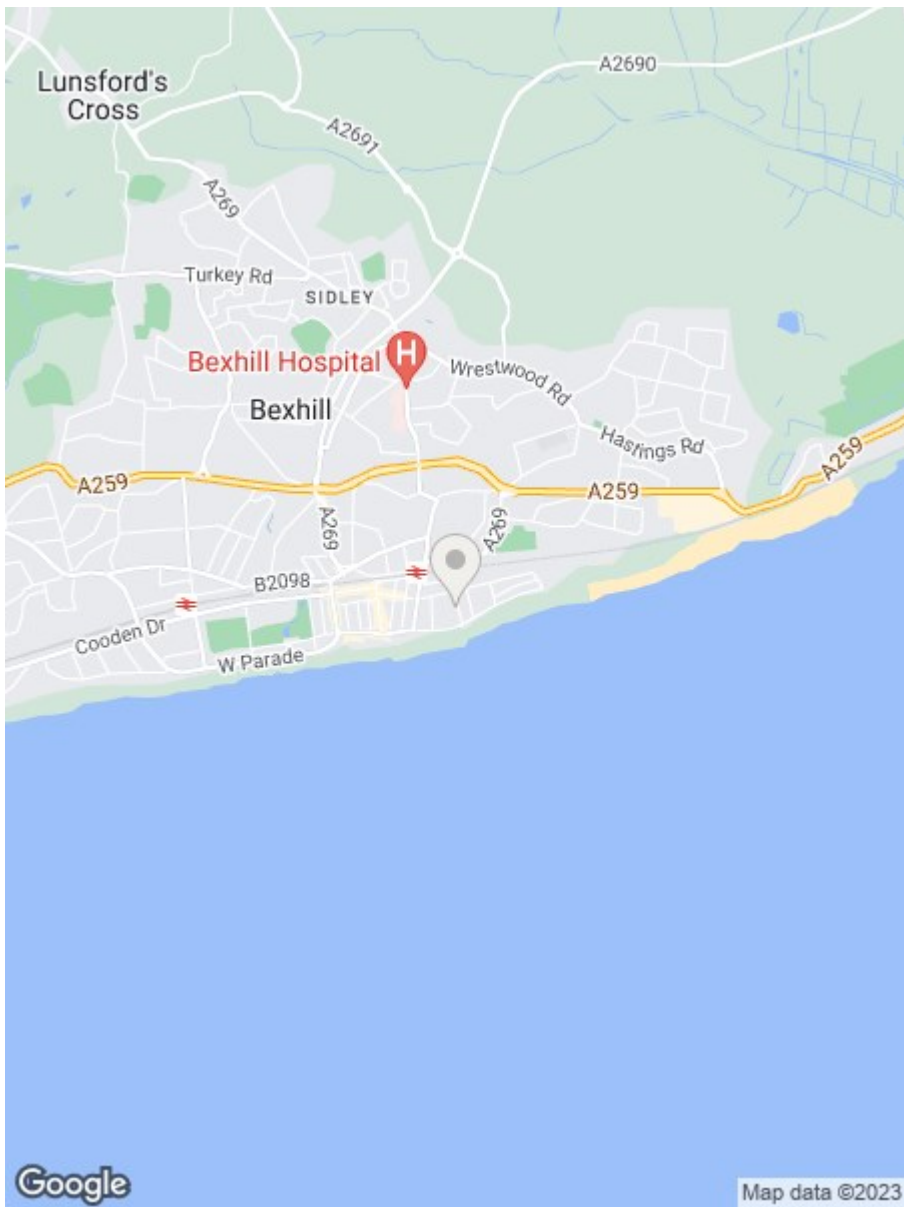
**Agents Note**

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.





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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