

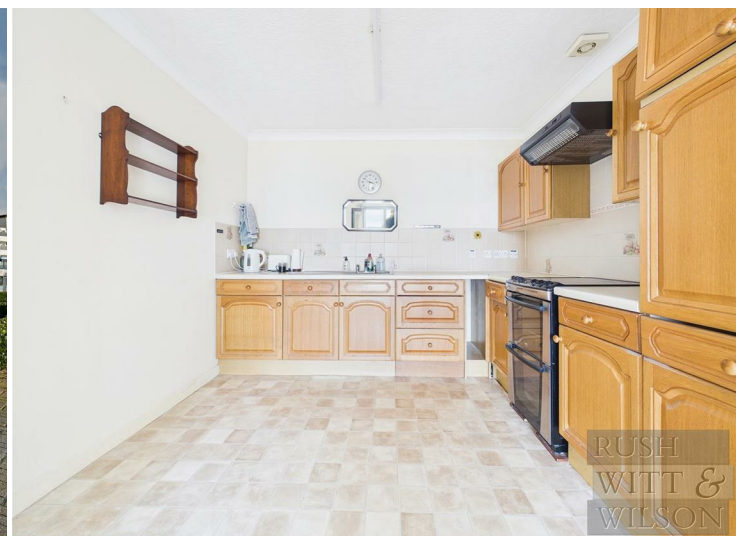
**RUSH  
WITT &  
WILSON**



**12 Marina Court 35-37 Marina, Bexhill-On-Sea, East Sussex TN40 1BW  
Offers In Excess Of £139,000 Leasehold**

## About this property

Rush Witt & Wilson are delighted to welcome to the market, arguably one of the most spacious, one double bedroom first floor seafront retirement flat for the over 55's, ideally positioned on Bexhill's picturesque seafront, with stunning direct views from living and bedroom, southerly aspect offering bright and spacious accommodation throughout. The property comprises a lounge/diner with Juliet balcony enjoying sea views, spacious fitted kitchen, the double bedroom comes with large built in wardrobe's and a bathroom. Other benefits include double glazed windows and doors, 89 years remaining on the lease, on site manager, modern electric radiator heating, lift, communal lounge with seafront facing conservatory, games room, guest suite and laundry facilities. Externally, the property offers a gated secure underground car park with additional residents parking in the car park. Conveniently situated within direct and easy access to the seafront, Bexhill town centre and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill sole agent.



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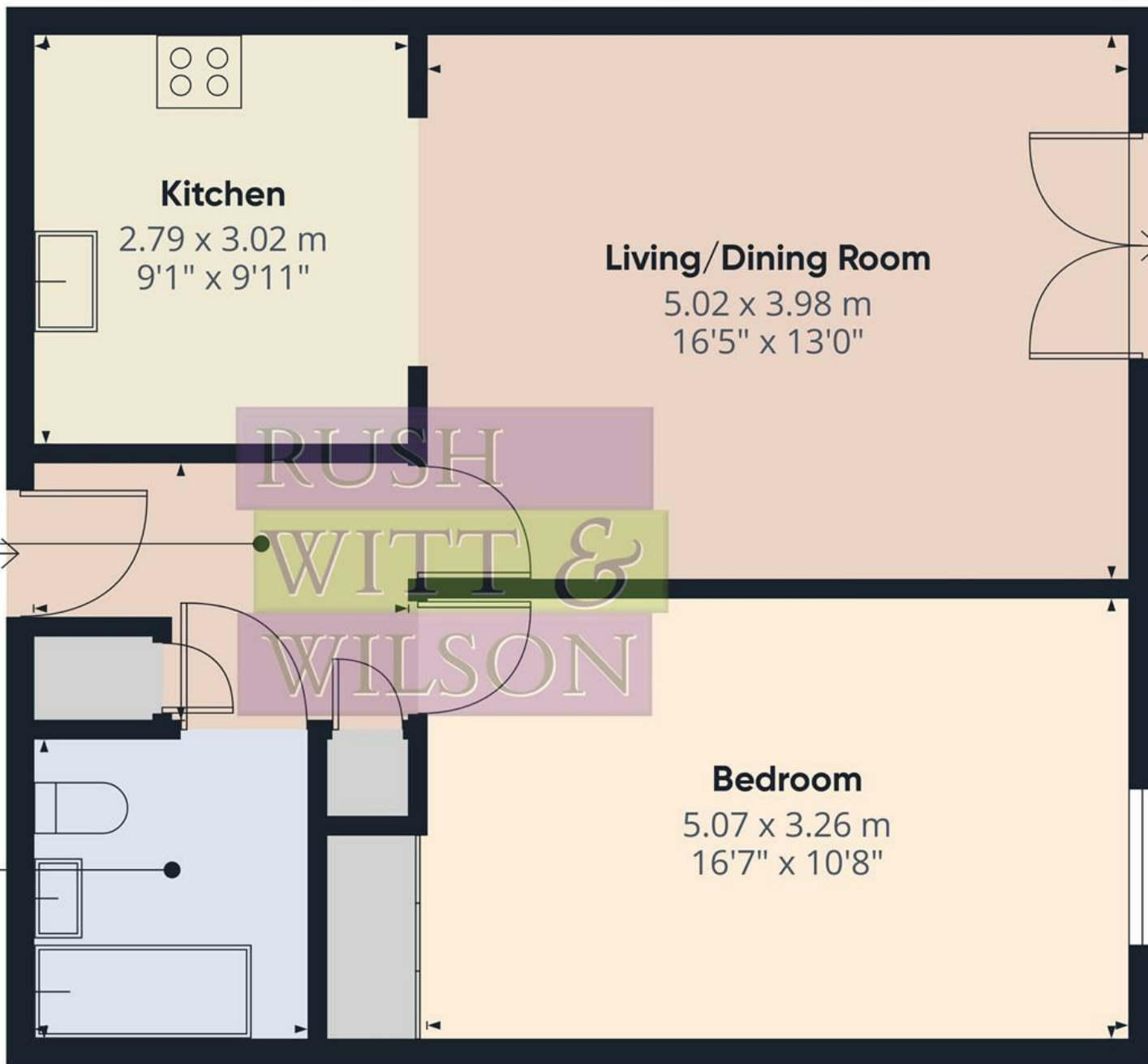


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**Hallway**  
2.74 x 1.87 m  
9'0" x 6'1"

**Bathroom**  
2.05 x 2.25 m  
6'8" x 7'4"

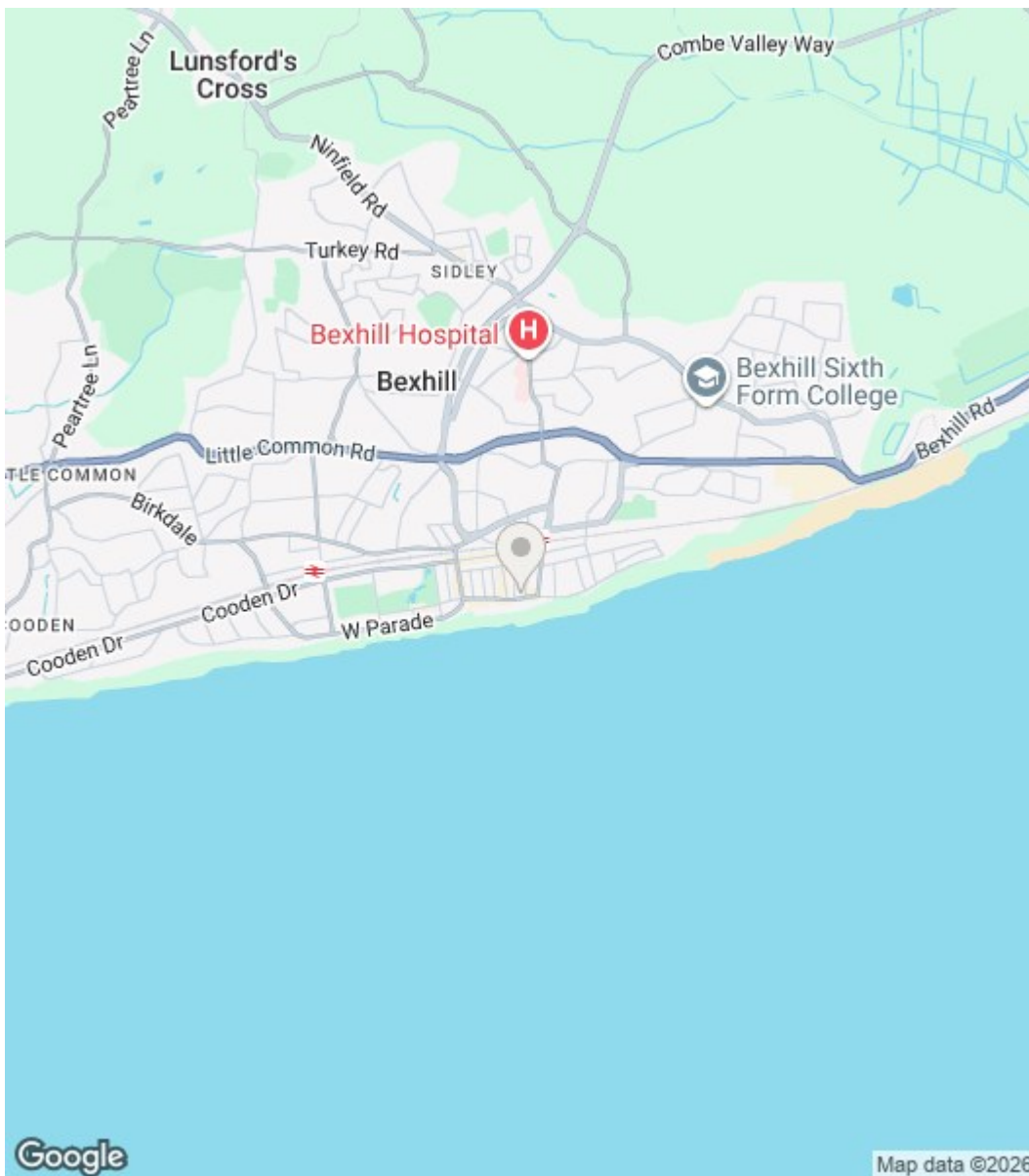
**Approximate total area<sup>(1)</sup>**  
56.1 m<sup>2</sup>  
603 ft<sup>2</sup>

(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.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band - C

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:

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