

**RUSH  
WITT &  
WILSON**



**1 Carlton Court Knole Road, Bexhill-On-Sea, East Sussex TN40 1LG  
£349,000**

**A beautiful 'elegant' two bedroom garden seafront flat with private courtyard and southerly facing sun terrace, forming part of an iconic grade II listed building situated along the stunning De La Warr Parade Bexhill, spacious reception dining hall, private entrance, stunning southerly facing living room, kitchen/ breakfast room, modern boiler supplying gas central heating system, VACANT POSSESSION, share of freehold, viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



### **Entrance Hall**

With entrance door via a private courtyard to the rear of the property. Single radiator.

### **Dining Hall**

18'1 x 7'7 (5.51m x 2.31m )

Single radiator, built-in storage cupboards.

### **Living Room**

21'9 x 16' (6.63m x 4.88m )

Side aspect with windows and door leading out to the southerly facing private patio area overlooking the lawns and yonder to Bexhill seafront, single radiator, fireplace with tiled hearth and surround.

### **Kitchen/Breakfast Room**

12'1 x 11'6 (3.68m x 3.51m)

Fitted kitchen comprising base and wall units with laminated roll edge worktops, double drainer sink unit with mixer tap, plumbing for washing dishwasher, built-in oven and grill with induction hob, extractor canopy and light, windows to side elevations, engineered oak flooring, tiled splashbacks, built-in boiler cupboard with Ideal boiler supplying gas central heating and domestic hot water, obscure glass window to side elevation, plumbing for washing machine, space for fridge/freezer.

### **Bedroom One**

20'7 x 11'8 (6.27m x 3.56m )

Window to rear elevation onto rear courtyard garden, single radiator, two large built-in wardrobe cupboards.

### **Bedroom Two**

12' x 6'2 (3.66m x 1.88m )

Window to front elevation with a southerly aspect, single radiator.

### **Bathroom**

Modern refitted bathroom suite comprising walk-in shower with glass shower shield, wall mounted electric shower unit, tiled splashbacks, w.c. with low level flush, pedestal wash hand basin, chrome heated towel rail, electric shaver point, obscure glass window to side elevation.

### **Outside**

#### **Rear Courtyard Garden**

With storage area and space for table and chairs and all enclosed by retaining walls, access via Knole Road.

### **Front Garden**

Southerly aspect garden has been laid to patio for alfresco dining and all enclosed with a retaining wall and overlooks the communal lawned areas with stunning views over the sea, front and promenade at Bexhill, the garden is well stocked with a whole host of mature shrubbery of various kinds and some hedging encloses the gardens, additional storage area to the side of the property.

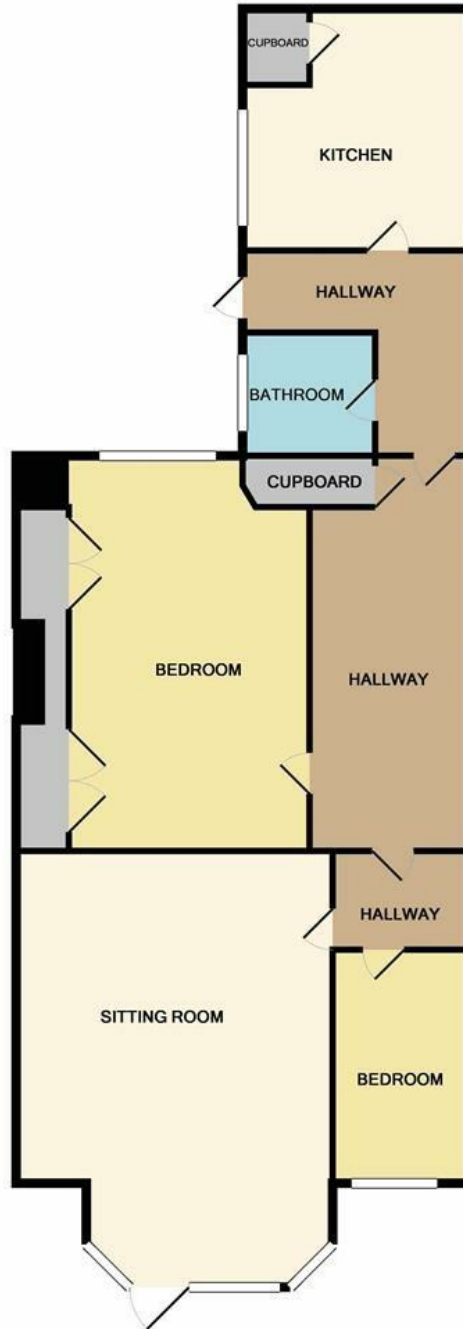
### **Maintenance Details**

98 years remaining, share of freehold, service charge and ground rent £2400 p/a.

### **Agents Note**

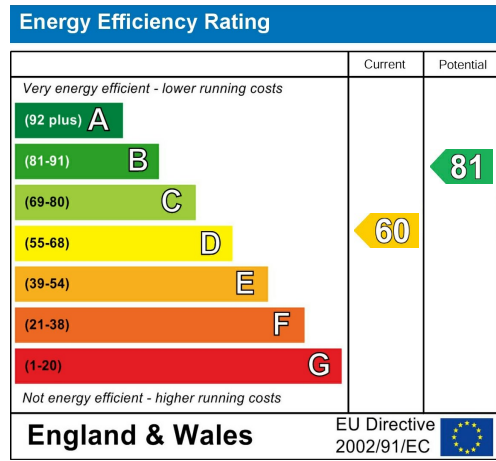
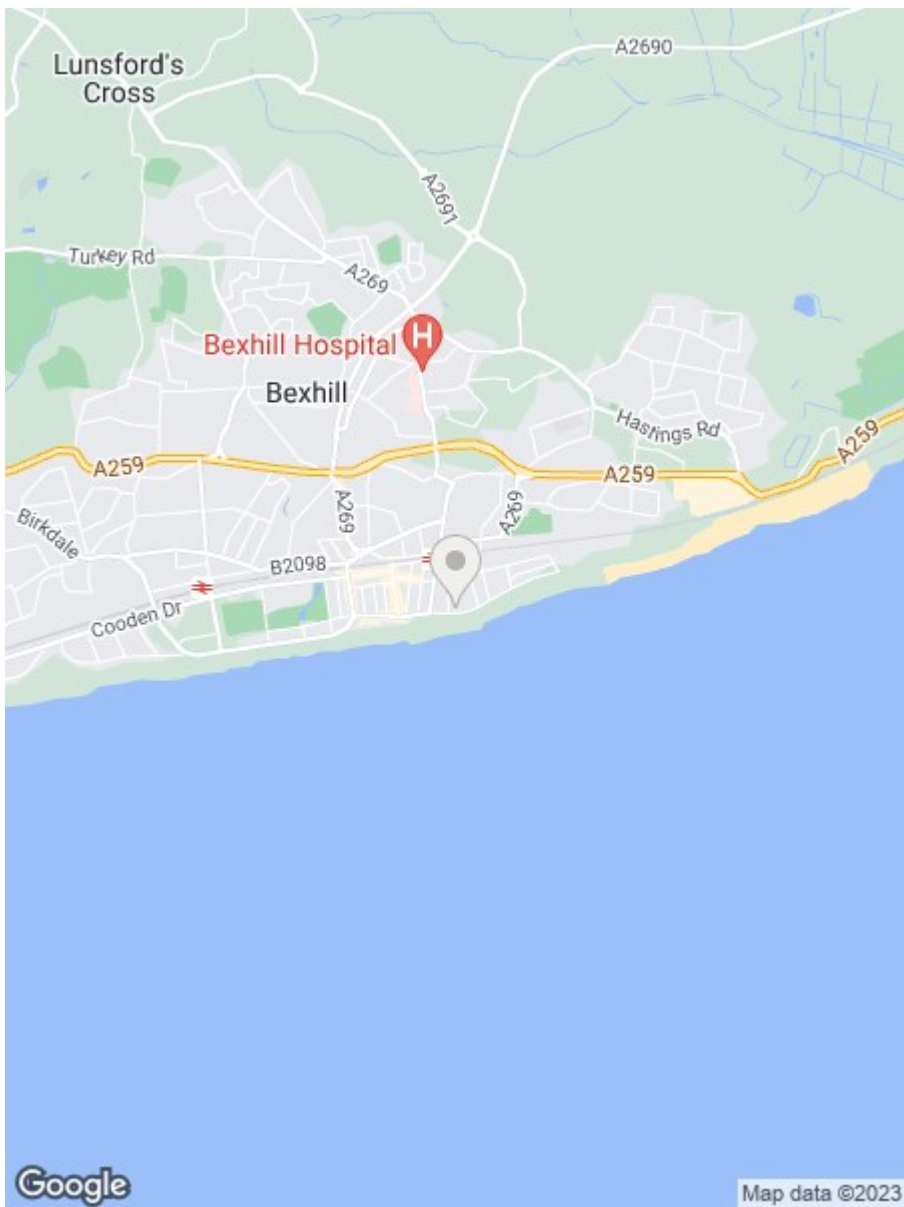
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (108.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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