RUSH WITT & WILSON



58 Marina Court Marina, Bexhill-On-Sea, East Sussex TN40 1BS
Offers In Excess Of £90,000

A beautifully presented one bedroom, fifth floor seafront apartment, situated in this over 55's retirement block, comprising open plan kitchen/dining/living room, a double bedroom, modern fitted shower room, south facing with stunning sea views, Juliet balcony, situated in the heart of Bexhill town centre with its wide range of amenities, a stones throw away from Bexhill seafront and short walking distance to Bexhill's mainline train station. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.







Communal Entrance Hallway
With stairs and lift access to the fifth floor.

Private Entrance Hallway
With entrance door, radiator, large airing cupboard with slatted shelving and housing the hot water cylinder.

Kitchen
10'2" x 6'0" (3.11 x 1.85)
Fitted kitchen comprising matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, four ring electric hob, integrated electric oven, space for under counter fridge/freezer, space for under counter dishwasher, tiled splashbacks.

Living/Dining Room
15'10" x 9'6" (4.84 x 2.92)
Double glazed windows and Juliet balcony overlooking the southerly aspect with far reaching sea views, radiator, space for dining table.

Bedroom
15'10" x 8'6" (4.85 x 2.61)
Double glazed windows to the front elevation with beautiful far reaching sea views, radiator, built in wardrobe cupboards with sliding doors, hanging space and shelving.

Bathroom
Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold taps, modern walk in shower cubicle with wall mounted shower controls and attachment, obscured double glazed windows to the side elevation, chrome heated towel rail, part tiled walls,

Communal Facilities
Communal lounge with seafront facing conservatory, laundry room, guest suite and games room.

Gated Underground Carpark
With allocated parking bay with allocated parking space and additional car park to the outside of the building for residents use.

Lease and Maintenance
Remainder of a 125 year lease. Service charge £490 pcm which includes water rates. Increase has been due to Fire Risk Upgrades that are needed following new Government Guidelines

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.

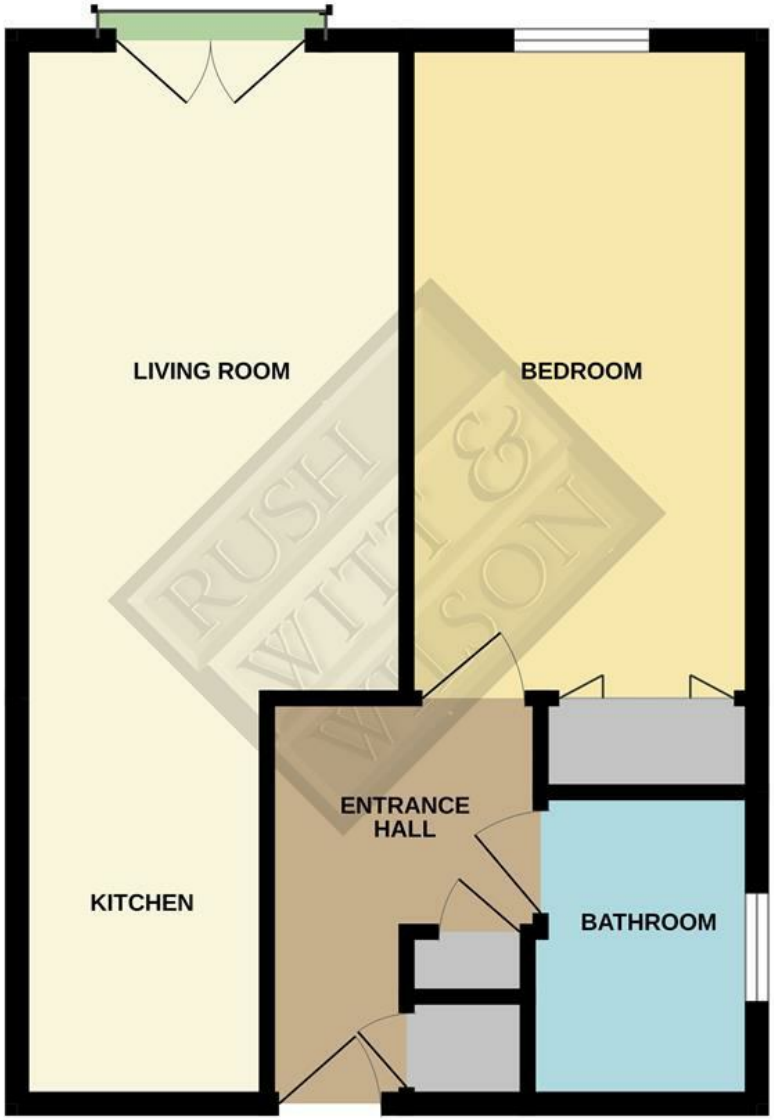






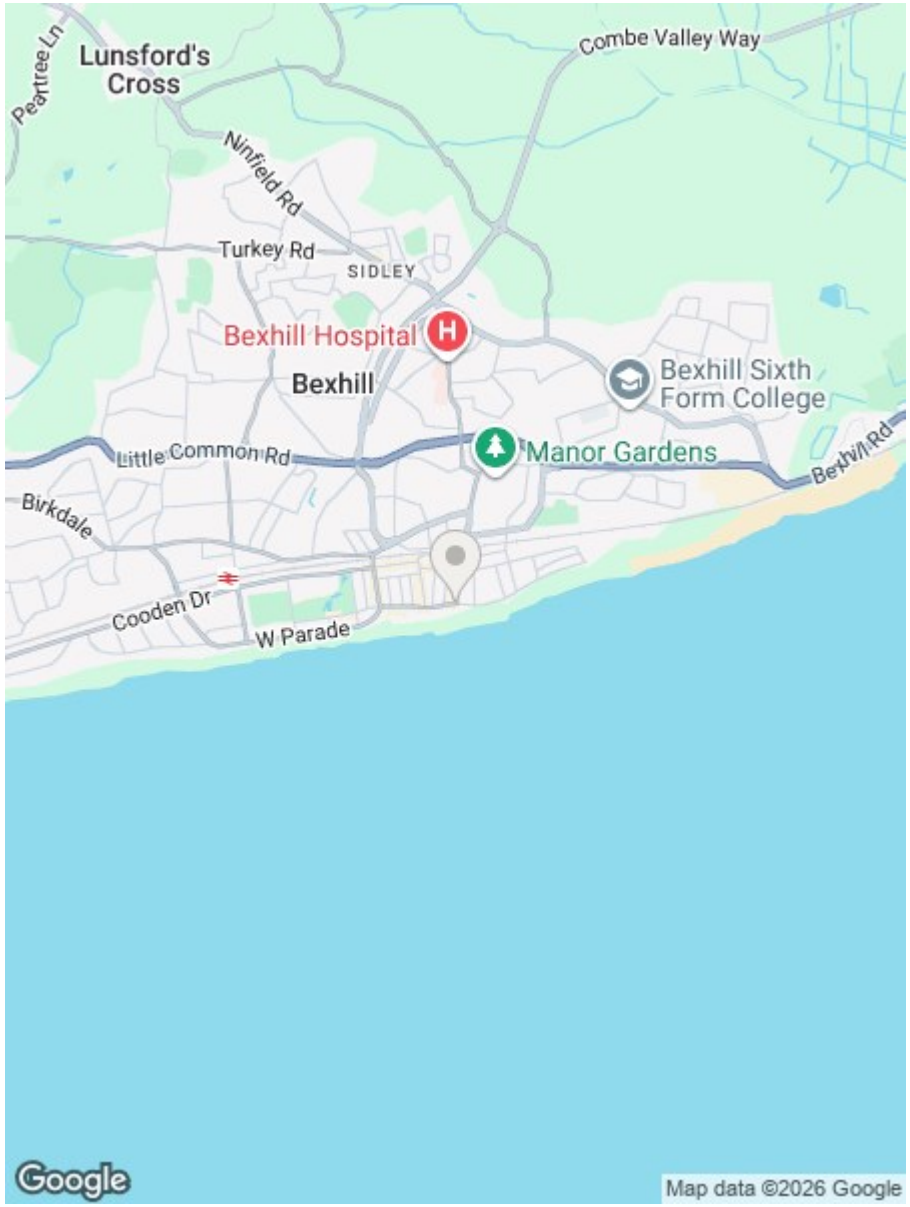


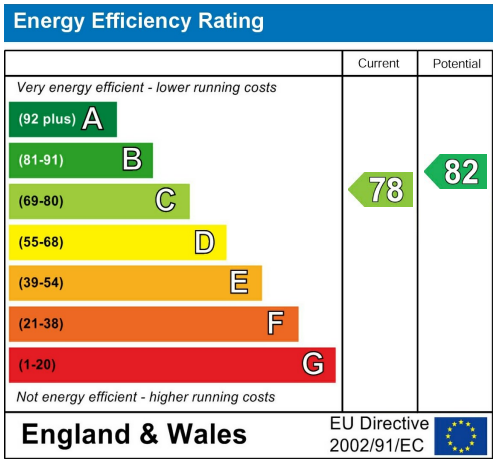
5TH FLOOR
469 sq.ft. (43.6 sq.m.) approx.

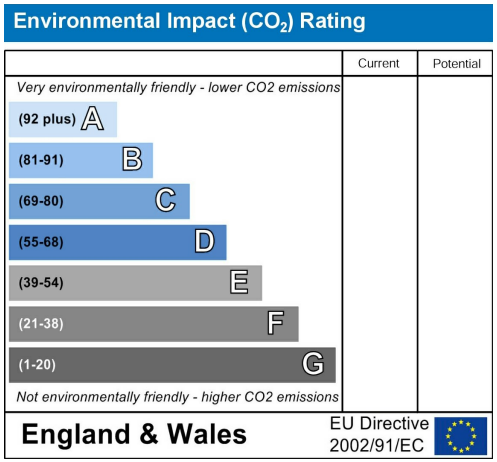


TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.

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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