

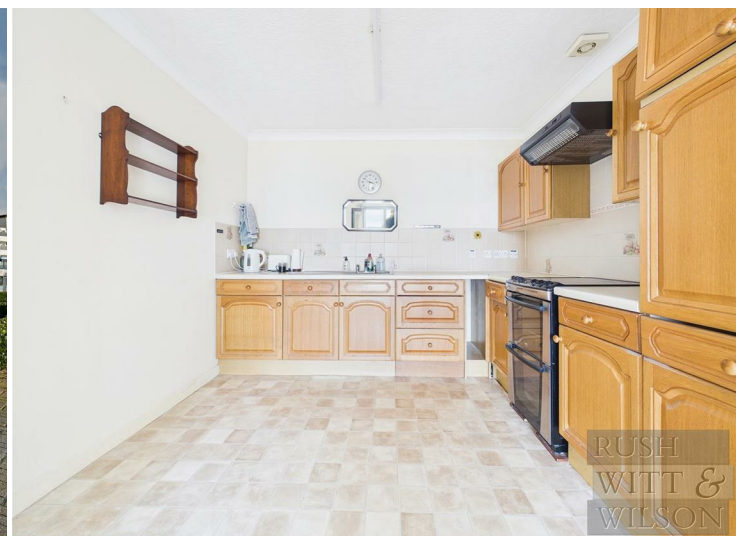
**RUSH
WITT &
WILSON**



**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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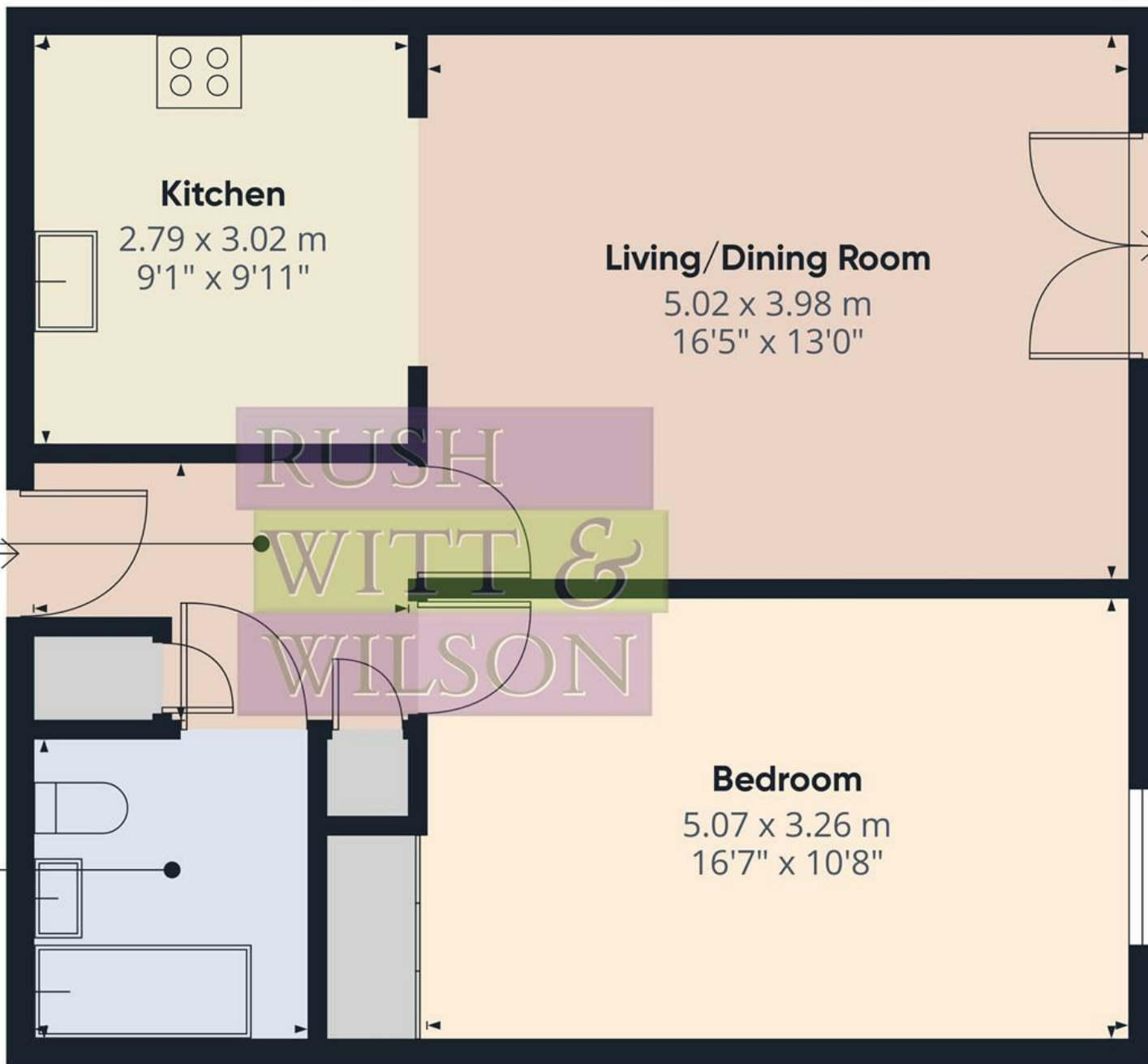


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Hallway
2.74 x 1.87 m
9'0" x 6'1"

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

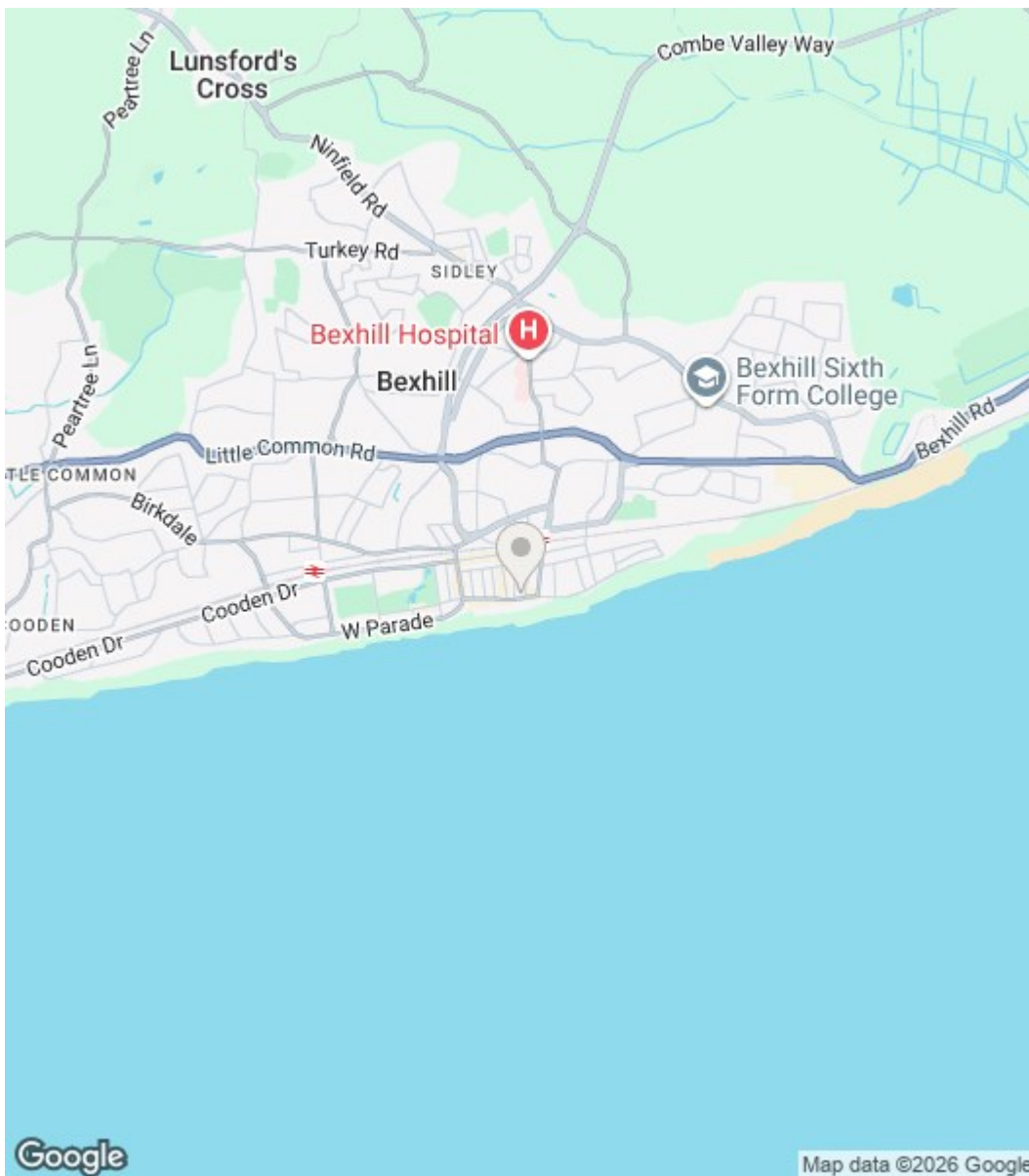
Approximate total area⁽¹⁾
56.1 m²
603 ft²

(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.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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:

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).
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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.
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**RUSH
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