

**RUSH  
WITT &  
WILSON**



**Flat 4, 7 West Parade, Bexhill-On-Sea, East Sussex TN39 3HR  
£255,000**

**A very special two bedroom second floor apartment, situated on the beautiful West Parade on Bexhill seafont, offering bright and spacious accommodation throughout the property, comprises two double bedrooms, sun balcony, bay fronted living room with panoramic sea views, modern fitted kitchen, modern fitted shower room, gas central heating system and double glazed windows throughout. Viewing comes highly recommended by RWW Bexhill sole agent. Council Tax Band A**



**Communal Entrance Hallway**

With entry phone system, stairs leading to second floor.

**Private Entrance Hall**

With entrance door, radiator.

**Living Room**

17'9" x 12'4" (5.43 x 3.77)

Double glazed bay window to the front southerly elevation with panoramic sea views, double radiator.

**Kitchen**

14'0" x 11'5" (4.28 x 3.48)

Modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, built in electric cooker with four ring induction hob, under counter fridge, space and plumbing for washing machine, space for freestanding American style fridge/freezer, double glazed windows to the rear elevation, radiator, gas central heating boiler.

**Bedroom One**

14'11" x 10'4" (4.56 x 3.17)

Double glazed door giving access onto the sun balcony with beautiful views towards the sea, radiator.

**Shower Room**

Modern fitted suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled splashbacks, extractor fan, chrome heated towel rail, tiled floor.

**Bedroom Two**

12'1" x 10'3" (3.69 x 3.13)

Double glazed windows overlook the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving above and housing the electric consumer unit.

**Lease and Maintenance**

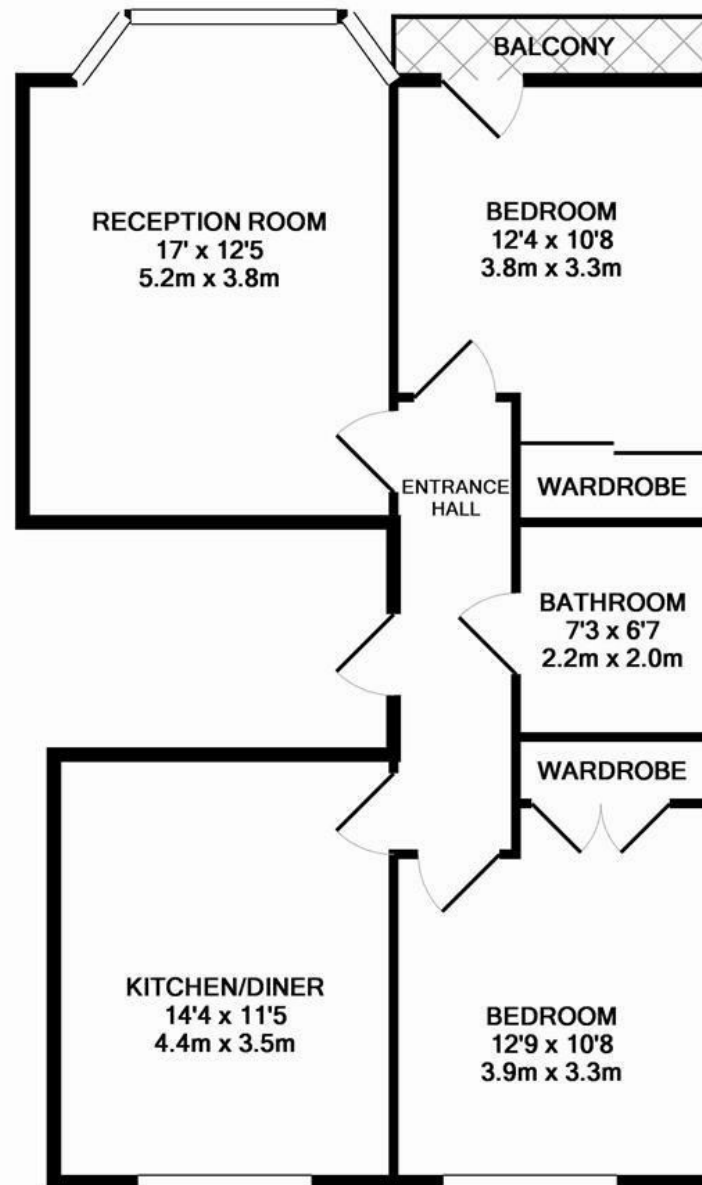
188 years remaining on the lease, Share of Freehold. £40 p/m maintenance charge.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

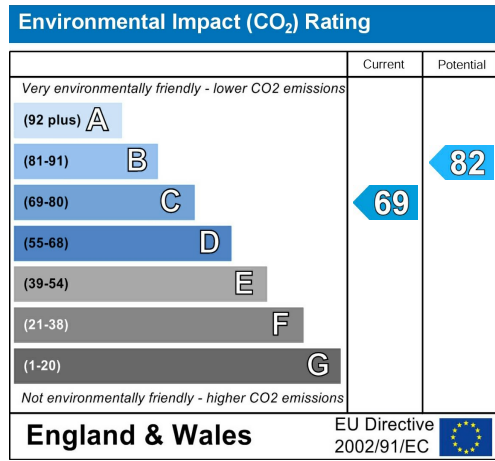
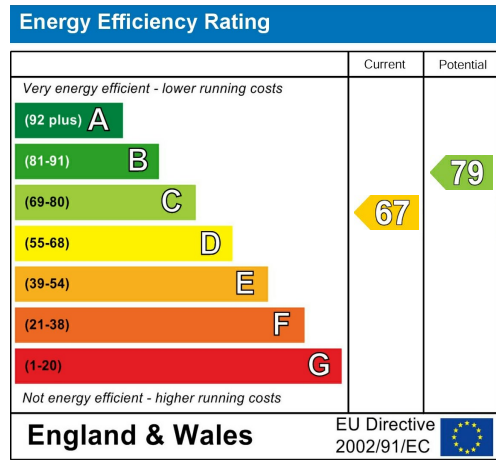
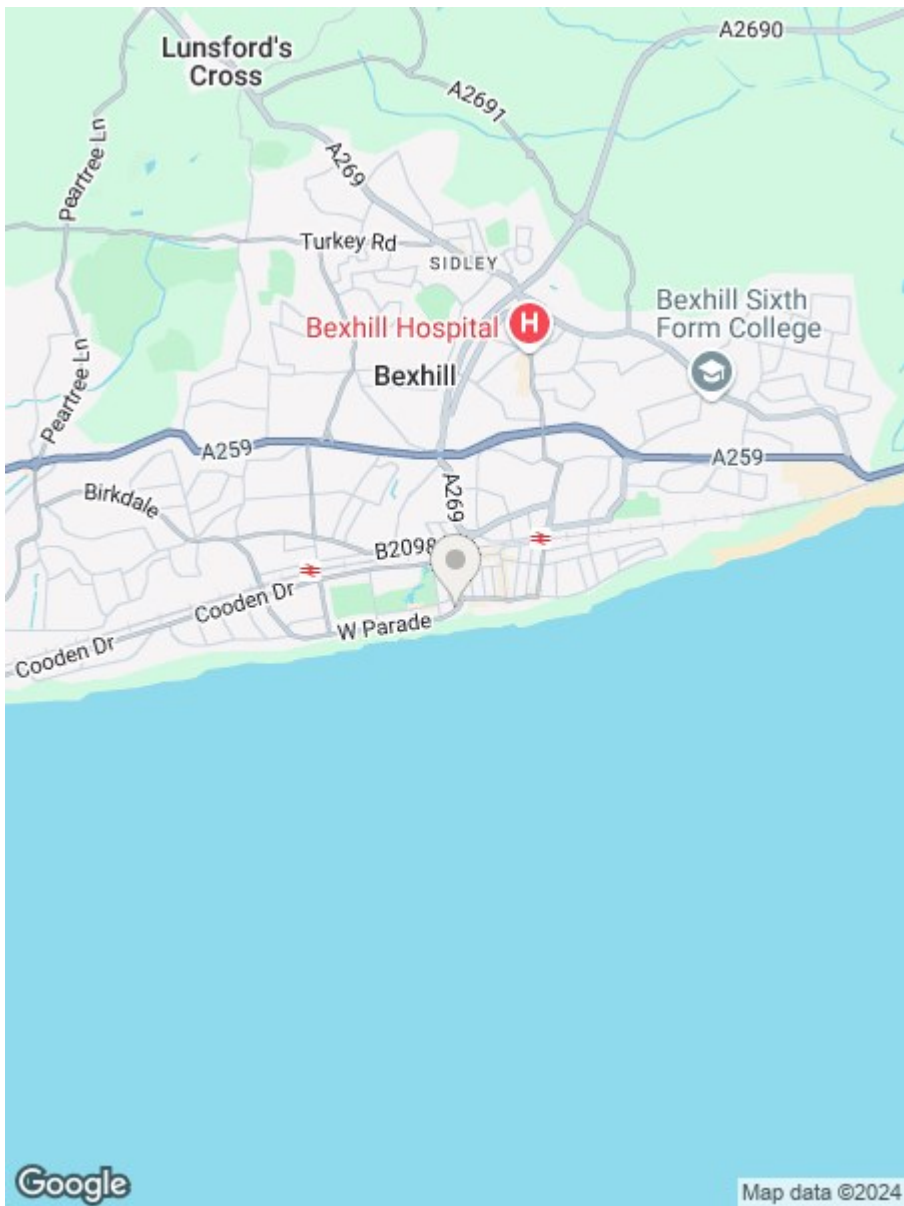
measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 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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