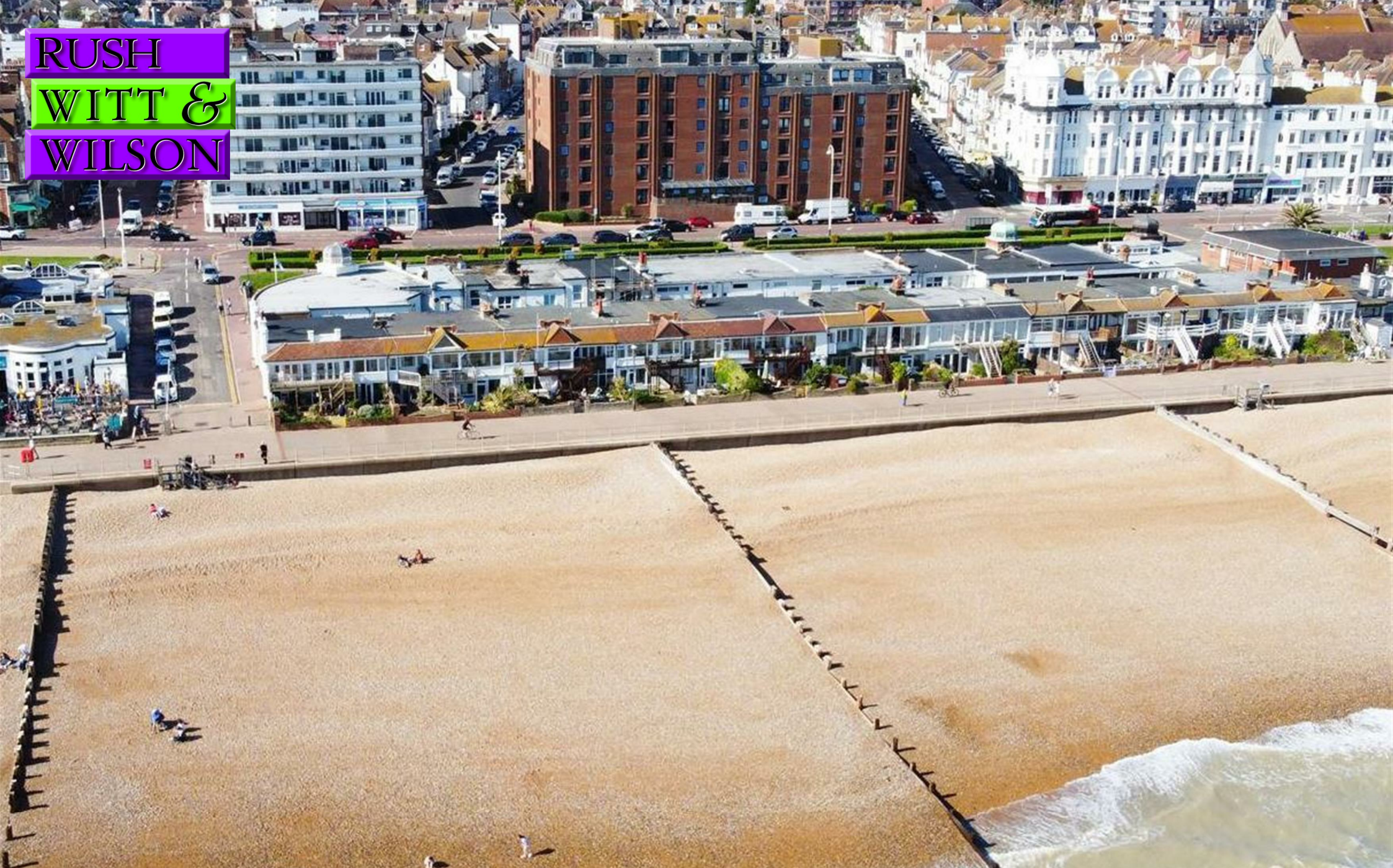


**RUSH  
WITT &  
WILSON**



**34 Marina Court Marina, Bexhill-On-Sea, East Sussex TN40 1BW  
£240,000**

Rush Witt & Wilson are delighted to welcome to the market, arguably one of the most spacious, well presented two double bedroom third floor seafront retirement flat for the over 55's ideally positioned on Bexhill's picturesque seafront. Westerly aspect offering bright and spacious accommodation throughout, the property comprises a lounge/diner with 'Juliet' balcony benefiting partial sea view, spacious fitted kitchen, both bedrooms come with large built in wardrobe's and one with fitted bedroom furniture and additional 'Juliet' balcony, two bathrooms. Other benefits include double glazed windows and doors, 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 allocated parking space 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. Viewing comes highly recommended by RWW Bexhill sole agents.



**Communal Entrance Foyer**

With stairs of lift to the third floor.

**Communal Facilities**

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

**Private Entrance Hallway**

With entrance door, double doored cloaks cupboard, modern digital electric radiator, built in airing cupboard, wood effect flooring.

**Living/Dining Room**

20'5" x 14'0" (6.23 x 4.27)

Windows overlook the side westerly elevation with sea views, French doors with Juliet balcony, two modern digital electric radiators

**Kitchen**

13'10" x 8'6" (4.24 x 2.60)

Window to the rear elevation, modern fitted kitchen with a range of base and wall units with marble effect laminate worktops, one and half bowl single drainer sink unit with mixer tap, electric hob with extractor canopy and light, built in fridge and freezer, built in double oven with grill, space for fridge, tiled splashbacks.

**Bathroom One**

Walk in shower cubicle with controls and showerhead, wc with concealed cistern, inset wash hand basin with vanity unit beneath, half height wall tiling.

**Bedroom One**

14'9" x 10'8" (4.51 x 3.27)

French doors with Juliet balcony overlook the westerly elevation, built in wardrobe cupboards.

**Bedroom Two**

14'8" x 9'6" (4.49 x 2.91)

Window to the westerly elevation with sea views, built in wardrobe cupboard, digital modern electric radiator.

**Bathroom Two**

Walk in shower cubicle with controls and showerhead, vanity unit, wc with concealed cistern, wash hand basin with vanity unit beneath, additional wall vanity unit with mirror, modern digital eclectic radiator.

**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**

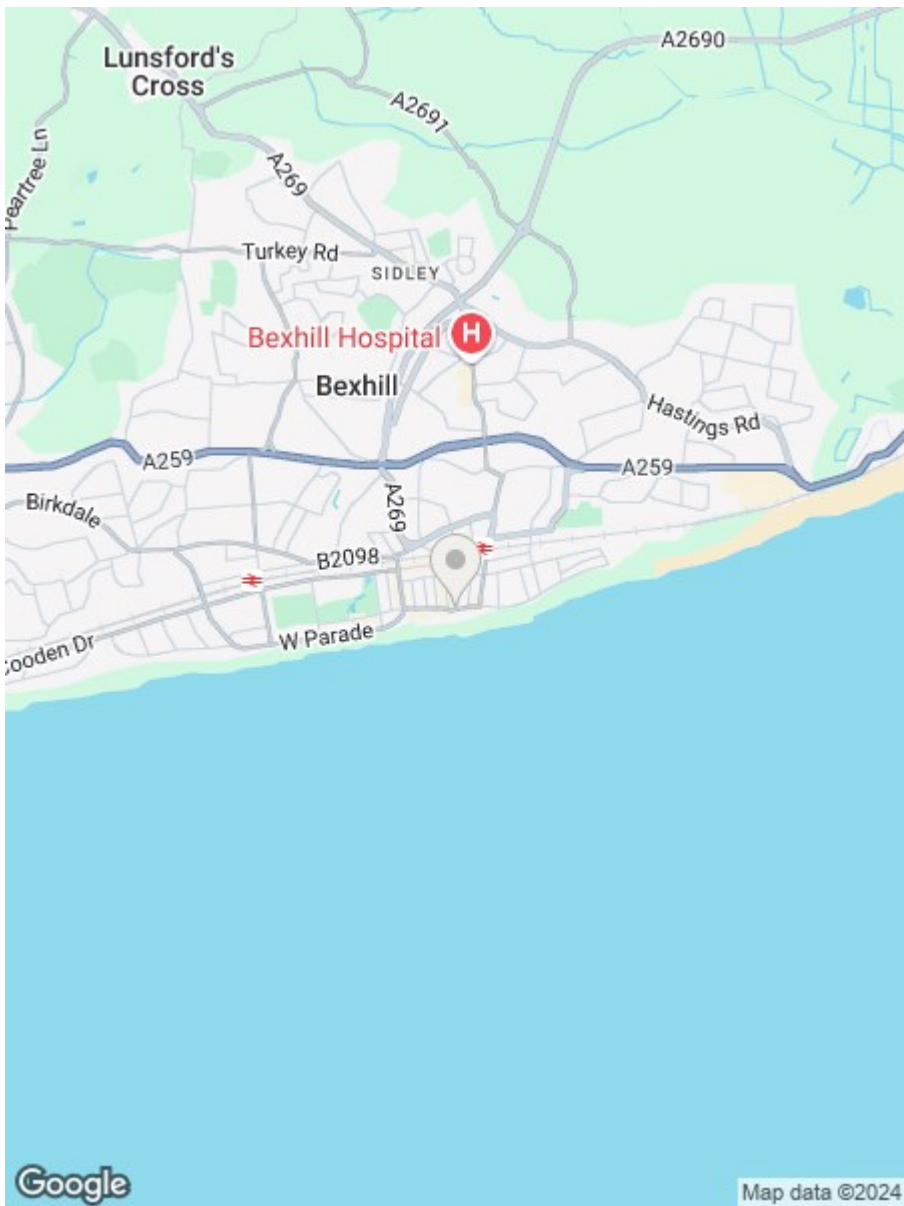
The Lease is 90 years remaining, service charge £523.87 per month as from 01.01.25

**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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Residential Estate Agents**  
 Lettings & Property Management



**3 Devonshire Road**  
 Bexhill-on-Sea  
 East Sussex  
 TN40 1AH  
 Tel: 01424 225588  
 bexhill@rushwittwilson.co.uk  
 www.rushwittwilson.co.uk