

**RUSH  
WITT &  
WILSON**



**3 Wilton Court Mansions Marina, Bexhill-On-Sea, East Sussex TN40 1BJ  
£315,000 Leasehold**

## About this property

A very special sea facing apartment, situated on the third floor, with stair and lift access available, spanning over 1300SqFt, comprising large entrance hallway, stunning open plan living / dining room, both coming with bay windows with panoramic sea views from east to west, reaching as far as Beachy Head, fitted kitchen / breakfast room, three bedrooms, with the main also benefitting from panoramic sea views, separate w.c and bathroom suite. Other internal benefits include gas central heating system and double glazed windows and doors throughout.

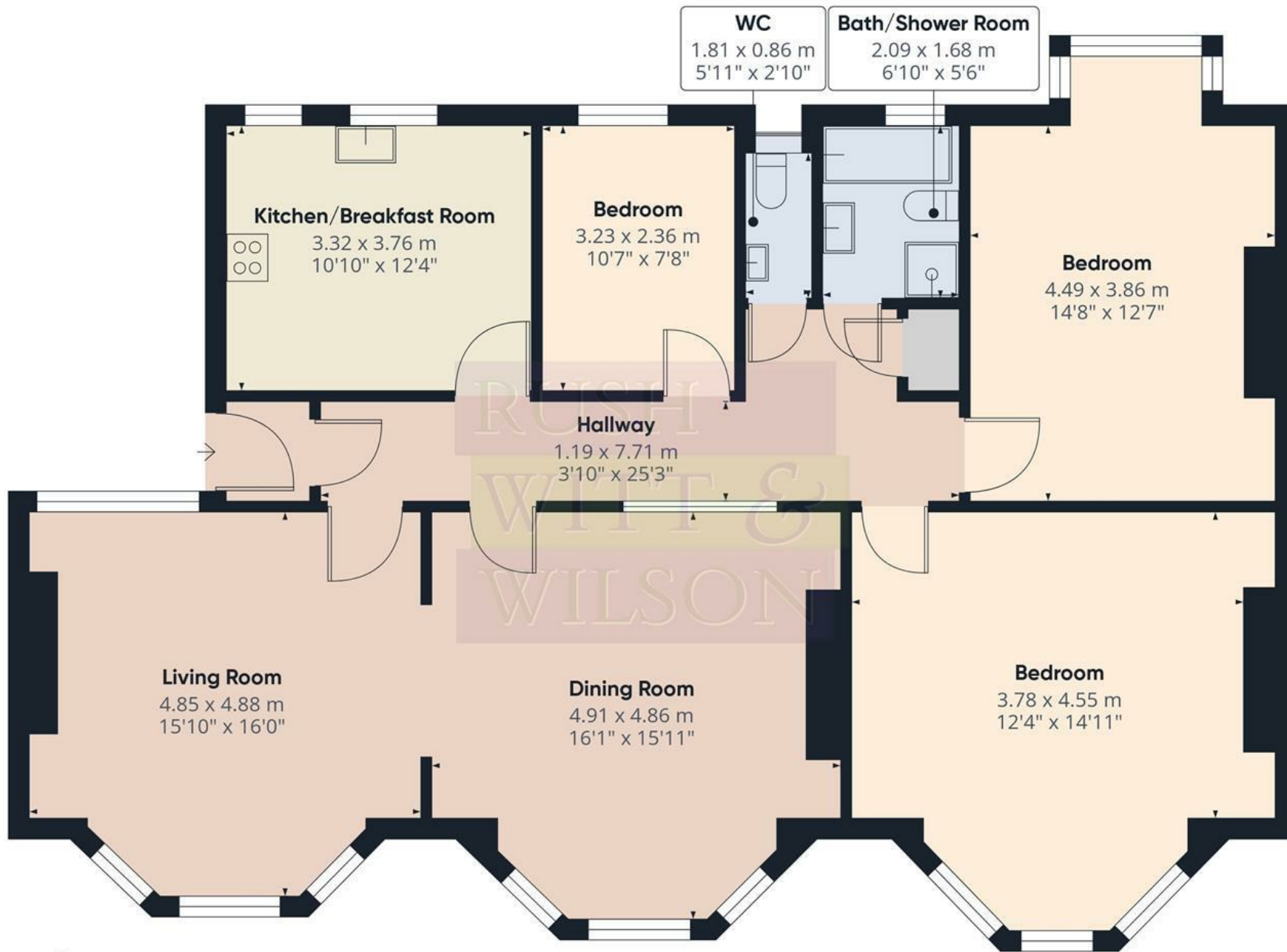
The property comes positioned along Bexhill's picturesque seafront & Bexhill's Town Centre, which offers a wide range of local amenities, a short walk to Bexhill Train Station, which offers direct links to London Victoria & Ashford International, short walk to the famous De La Warr Pavilion and Egerton Park.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill to enjoy this spectacular seafront apartment and to experience seafront living at its finest!









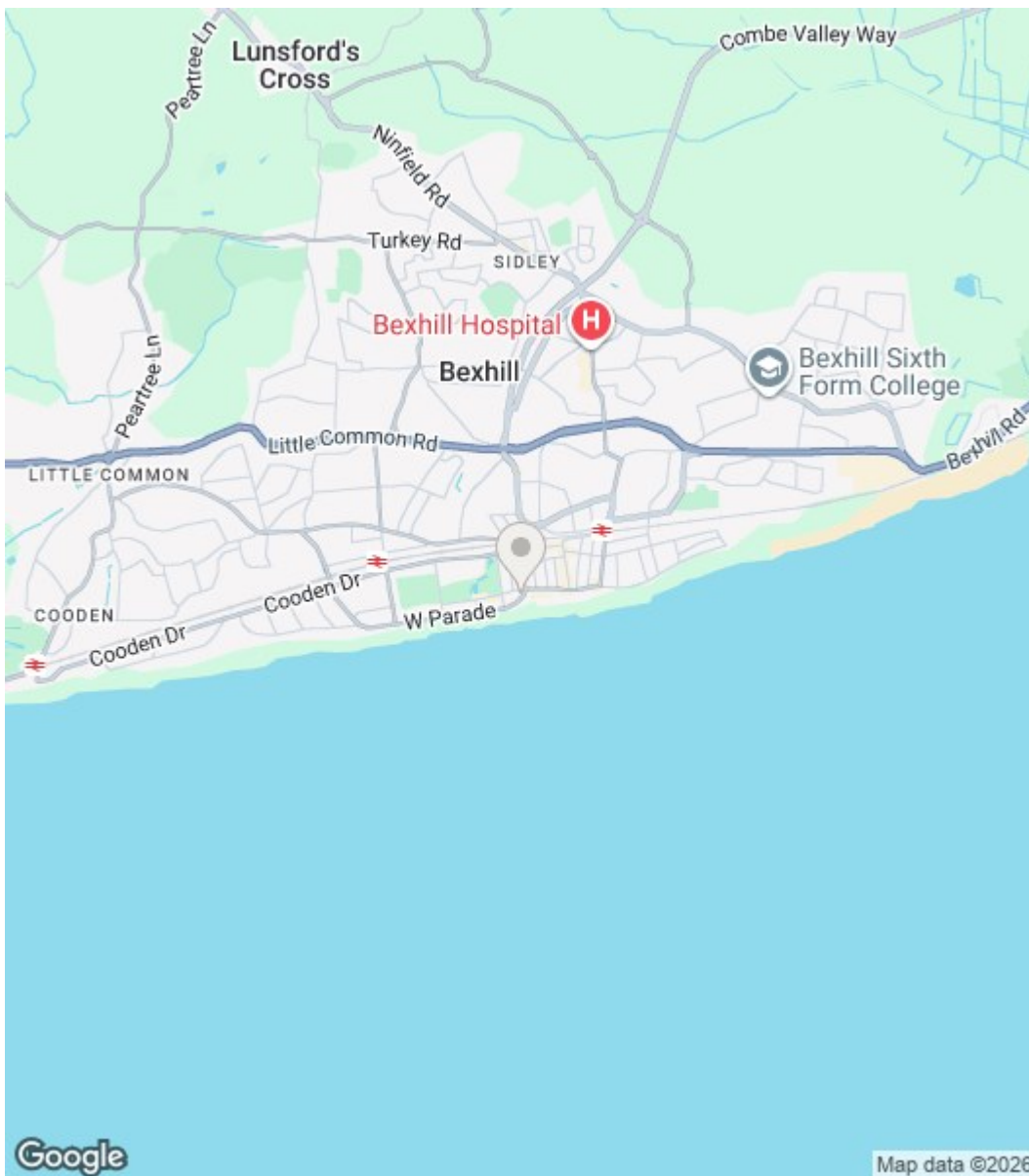
**Approximate total area<sup>(1)</sup>**  
121 m<sup>2</sup>  
1303 ft<sup>2</sup>

(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
<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	

Council Tax Band - D

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:

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