

**RUSH  
WITT &  
WILSON**



**10 South Beach Apartments Sea Road, Bexhill-On-Sea, East Sussex TN40 1FJ  
£295,000 Leasehold**

## About this property

An opportunity to acquire this stunning, modern two bedroom luxury apartment with large feature circular balcony/terrace ideally positioned in the heart of Bexhill Town Centre. This award winning development has been thoughtfully and beautifully designed to the highest of specifications with an Art Deco influence that is clearly evident in the architectural style of this unique building which nestles seamlessly into its surroundings. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, both with built in wardrobes and the master bedroom further benefiting from an en-suite shower room, open plan living space with double aspect lounge leading through to a stunning modern fitted kitchen/breakfast room with built in appliances and a family bathroom. The striking feature of the apartment is the large circular balcony with views to the sea. Other benefits include double glazed windows, modern electric thermostatic radiators, a gated underground car park with allocated parking space and disabled access ramp. Conveniently situated within very close walking distance to local shops, seafront, bus stops and main line rail station with direct links to London, Brighton, Gatwick Airport and Ashford International. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this impressive modern apartment.







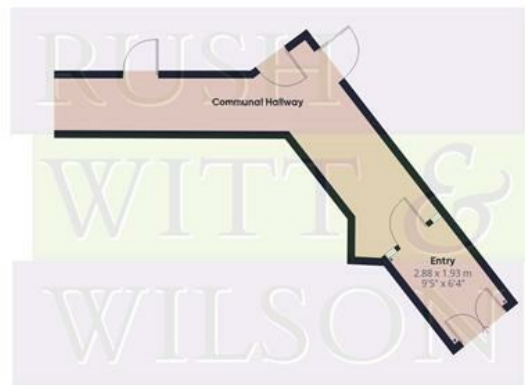
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

80.7 m<sup>2</sup>

869 ft<sup>2</sup>

**Balconies and terraces**

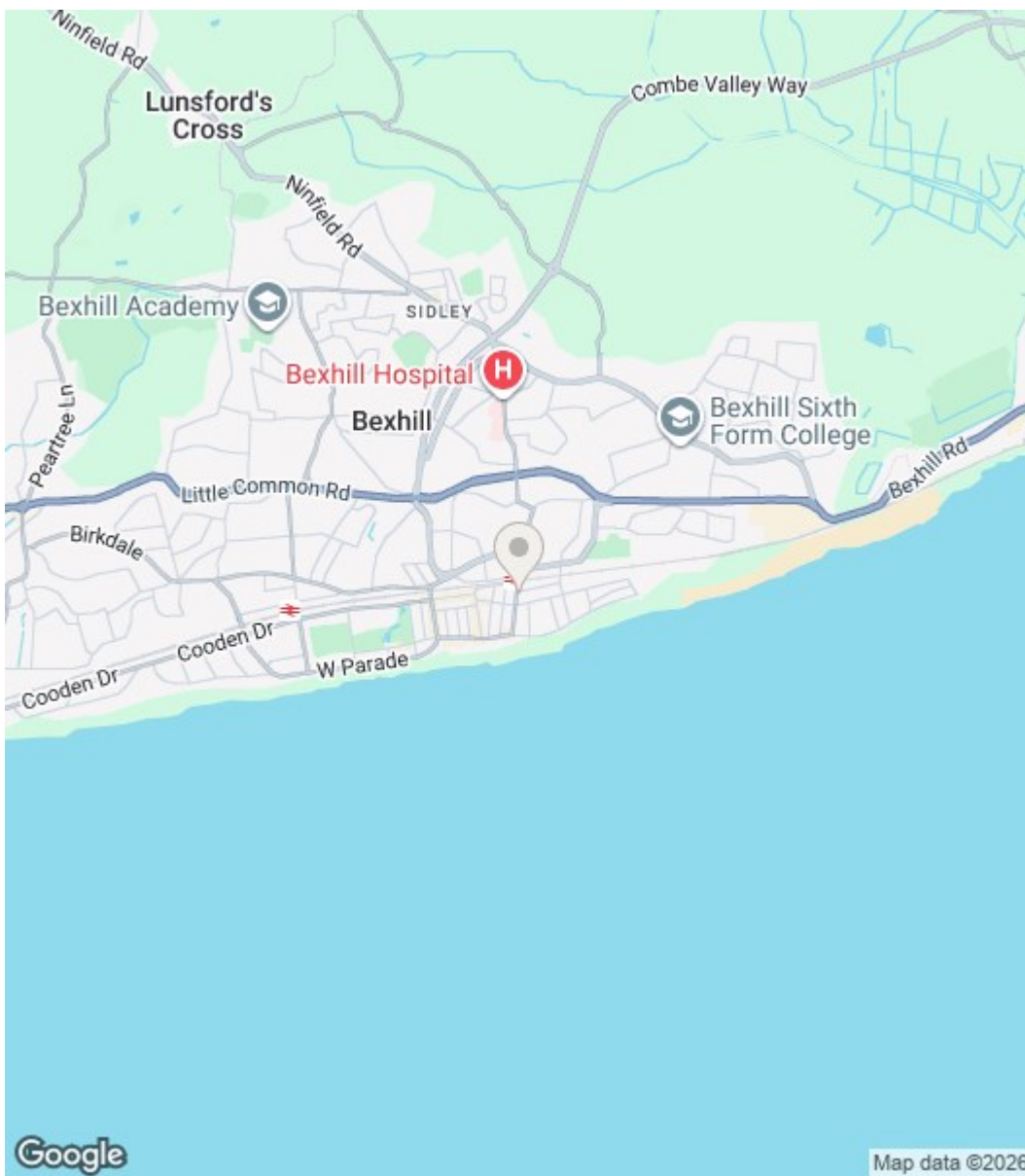
21.1 m<sup>2</sup>

227 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions				
<b>England &amp; Wales</b>			EU Directive 2002/91/EC	

Council Tax Band - C

We have been advised that the annual Service charge is £1,920.00 and the annual ground rent is £332.00.

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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4. VAT: The VAT position relating to the property may change without notice.
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