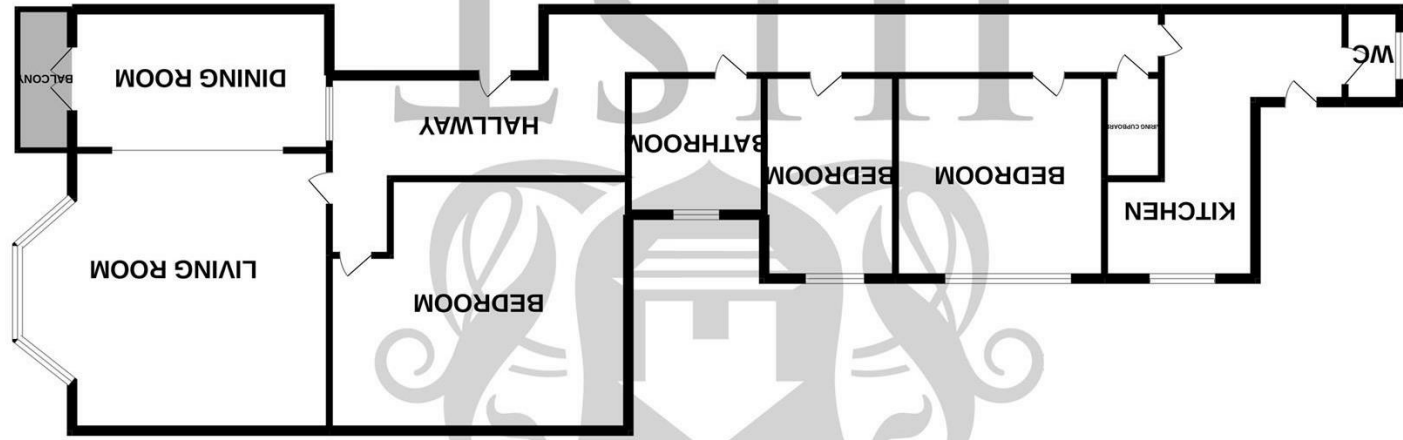


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	
Potential	Current
81	75

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

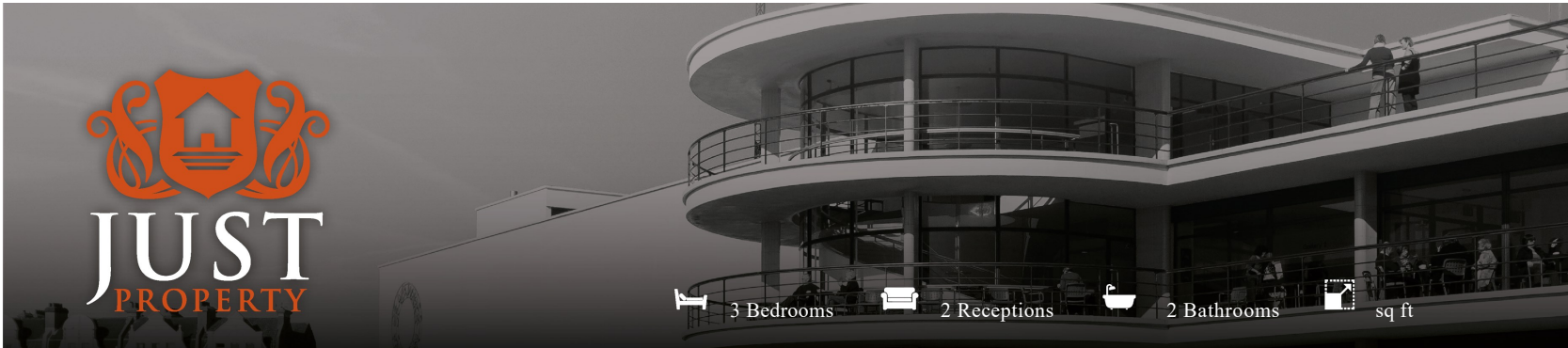
GROUND FLOOR



## FLOORPLANS

3 Shellbourne House, Bexhill, TN40 1BL

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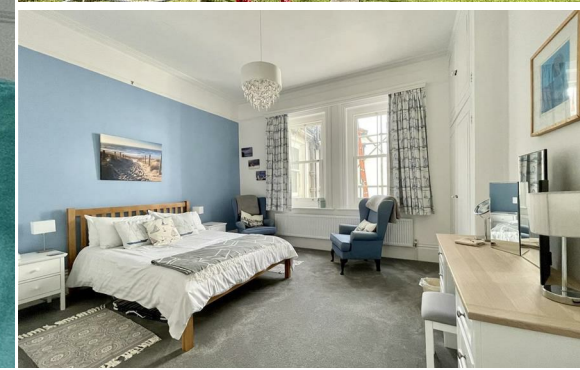


3 Bedrooms 2 Receptions 2 Bathrooms sq ft

Leasehold

£400,000

3 Shellbourne House, Bexhill, TN40 1BL







3 Bedrooms 2 Receptions 2 Bathrooms sq ft

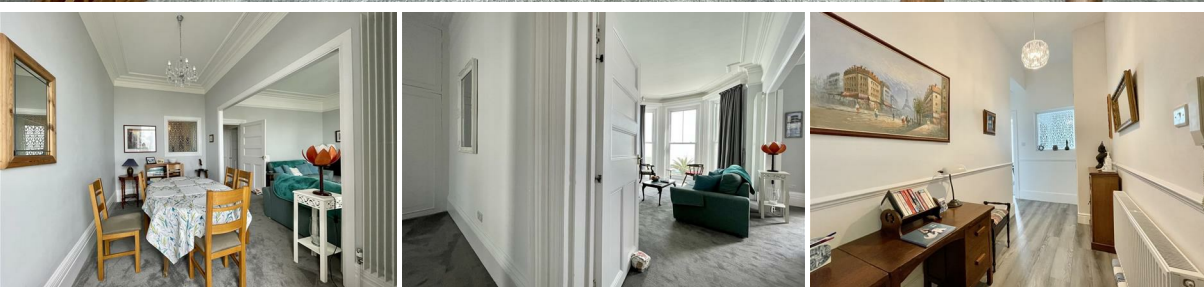
## PROPERTY DETAILS

Just Property are extremely proud to present this rare opportunity to acquire a substantial three bedroom first floor apartment, within this prestigious and impressive period property and being situated on Bexhill's iconic seafront, just a short walk to Bexhill town centre with its range of independent shops and restaurants, and a short walk to Bexhill railway station with direct links to London.

This property has been tastefully refurbished by the current owners, and has been re-wired and re-plumbed, with conservation grade sash windows installed, and all works sympathetically carried out insuring as much character and original features were retained.

The apartment enjoys spectacular sea views from within the property itself, and from the two balconies. This light and extremely spacious apartment offers substantial accommodation and comprises large entrance hall, spectacular sitting room with floor to ceiling bay window giving access to balcony two, and decorative Victorian style fireplace. From the sitting room there is an archway leading into the dining room with double glazed door giving access onto the main balcony and offering views out to the English Channel and enjoying beautiful vistas to both the East and West. The fully fitted kitchen has a door leading to a decked area giving access to the emergency staircase to the ground floor. The property has three generous sized bedrooms, separate w/c, contemporary bathroom with w/c and full-size Duravit bath and large walk-in shower enclosure. There is ample storage throughout and access to a private loft space. Additional benefits also include gas central heating and a renewed lease of 150 years from 2020.

Apartments such as these are really available and Just Property highly recommend an early inspection to avoid disappointment. The property is also being offered with vacant possession.



## ROOM DIMENSIONS

Communal Front Door

Communal Hallway

Private Front Door

Spacious Hallway

Sitting Room  
17'9" x 15'9" (5.41m x 4.80m)

Dining Room  
14'5" x 7'10" (4.39m x 2.39m)

Kitchen  
15'1" x 13'5" (4.60m x 4.09m)

Bedroom One  
17'1" x 14'1" (5.21m x 4.29m)

Bedroom Two  
11'10" x 11'6" (3.61m x 3.51m)

Bedroom Three  
11'6" x 7'7" (3.51m x 2.31m)

Bathroom

W/C

## FEATURES

- Stunning Period Apartment
- 3 Bedrooms
- Spectacular Sea Views
- Impressive South Facing Sitting Room
- Retains Original Character
- Two Balconies
- Maintenance £168pcm
- Lease 150 yrs from 2020
- No Onward Chain
- \*\*\*Rare Opportunity\*\*\*

