



12 Alderton Court West Parade, Bexhill-On-Sea, East Sussex TN39 3HF £1,050 Per Month

A beautifully presented two bedroom third floor apartment situated along the picturesque Bexhill seafront and within very short walking distance to Bexhill Town Centre with its wide range of amenities, offering bright and spacious accommodation throughout. The property comprises two double bedrooms, large south facing living room with stunning sea views, fitted kitchen with brand new cooker and fridge, bathroom and separate wc, stunning sun balcony. Other internal benefits include double glazed windows and doors and electric heating throughout. EPC rating E.

Terms: £1150 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Communal Entrance Hallway

Stairs and lift leading to the third floor.

Private Entrance Hallway**Living Room**

18'11 x 11'11 (5.77m x 3.63m)

Sun Balcony**Inner Hallway****Kitchen**

11'10 x 7'5 (3.61m x 2.26m)

Separate WC**Bathroom****Bedroom One**

14'10 x 9'7 (4.52m x 2.92m)

Bedroom Two

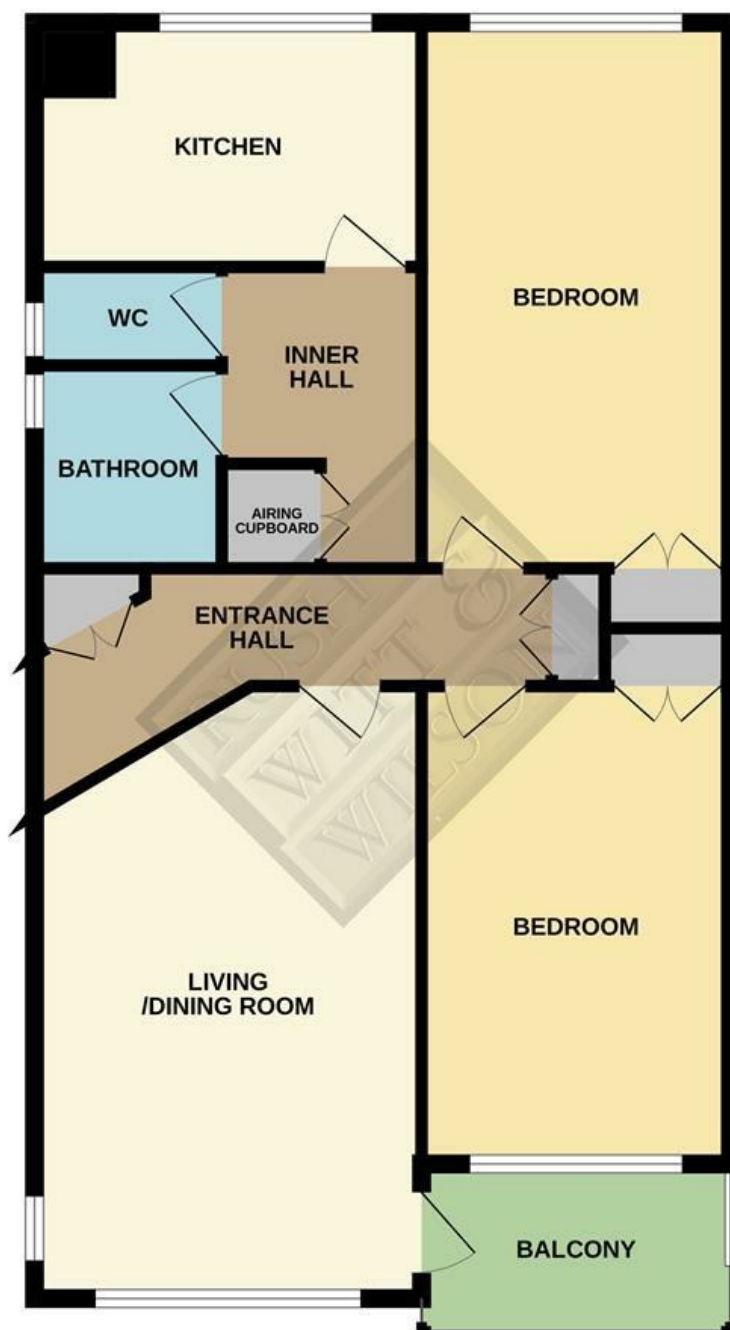
16'9 x 9'7 (5.11m x 2.92m)

Agents note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/)

According to the gov.uk website the property is located in an area at high risk of flooding from rivers and the sea and a medium or high chance of flooding from surface water. Please note that this is based on postcode and this apartment is on the third floor of the building.

3RD FLOOR
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	71
England & Wales		
EU Directive 2002/91/EC		

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

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