

**RUSH  
WITT &  
WILSON**



**34 Bellview Court, Bexhill-On-Sea, East Sussex TN40 1QG  
£212,000**



**An exceptional, rarely available two bedroom spacious second floor retirement apartment with two bathrooms, situated in the heart of Bexhill with its outstanding range of shopping facilities, services, and mainline railway station to London. Offering bright and spacious accommodation throughout, the property comes with night storage heating, two double bedrooms with built-in wardrobes, en-suite shower room to master bedroom in addition to main bathroom, lift to second floor, double glazed windows and doors, VACANT POSSESSION. Externally the property boasts exceptionally well maintained communal gardens and private car park. In addition, the block provides a communal lounge, laundry room, in-house manager, over 55's only. Viewing comes highly recommended by sole agents Rush, Witt and Wilson Bexhill.**



### **Communal Entrance Lobby**

Community entrance lobby with security entry phone system leading in to communal hall and beautiful lounge. Stairs and lift to second floor.

### **Private Entrance**

Entry phone system with warden intercom and emergency pull cord. Night storage heater, exceptional large built in linen and cloaks cupboard which houses the electrical consumer unit.

### **Living/Dining Room**

18' x 17'7 (5.49m x 5.36m)

Dual Aspect with windows to both the side and front elevations of the property, two night storage heaters, area for table and chairs, ornate real flame electric fire built on a granite plinth, double doors leading to kitchen.

### **Kitchen**

9' x 5'9 (2.74m x 1.75m)

Window to front elevation, modern kitchen comprising a range of base and wall units with granite laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, AEG ceramic hob with extractor canopy and light, tiled splash backs, built in oven and grill, built in fridge and freezer, wall mounted Dimplex electric heater.

### **Bedroom One**

15'7 x 9'3 (4.75m x 2.82m)

Window to front elevation, built in mirror fronted wardrobes, night storage heater.

### **En-Suite Shower Room**

Modern suite comprising of wc with low level flush, inset wash hand basin with vanity unit beneath, walk in shower cubicle with chrome controls and chrome attachments, fully tiled walls and wall mounted Dimplex electric heater.

### **Bedroom Two**

10'8 x 10'10 (3.25m x 3.30m)

Window to side elevation, wall mounted electric heater, built in mirror fronted wardrobes.

### **Bathroom**

Suite comprising of panelled bath with two taps, chrome shower controls, chrome shower head and fixings, inset wash hand basin with vanity unit beneath, tiled walls, wc with low level flush and wall mounted Dimplex storage heater.

### **Outside**

#### **Communal Gardens & Car Parking**

Very well maintained communal gardens mainly laid to lawn with mature plant and shrub borders, stone laid sun patio with communal seating areas.

#### **Maintenance Details**

Service charge £2041.87 every 6 months. Ground rent £247.50 every 6 months. Council tax band C. Lease 125 years from 2007. Service charge includes all outgoing, repairs & renewals, cleaning communal areas, window cleaning. use of laundry room, water. House manager. gardening. use of residents lounge for parties and gatherings and use of communal kitchen. One resident must be over 60.

#### **Agency 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.

Communal areas last decorated 2018. exterior decorating 2017/18. Parking; car park. no allocated spaces, but always space. Price for our flat includes carpets, flooring, all curtains, blinds



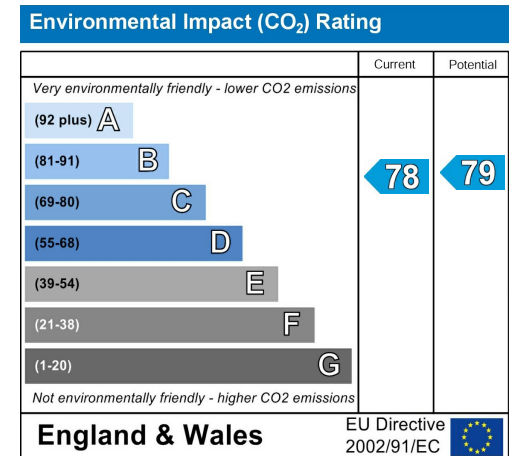
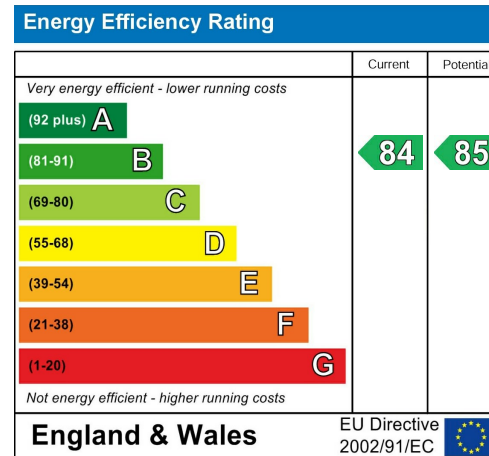
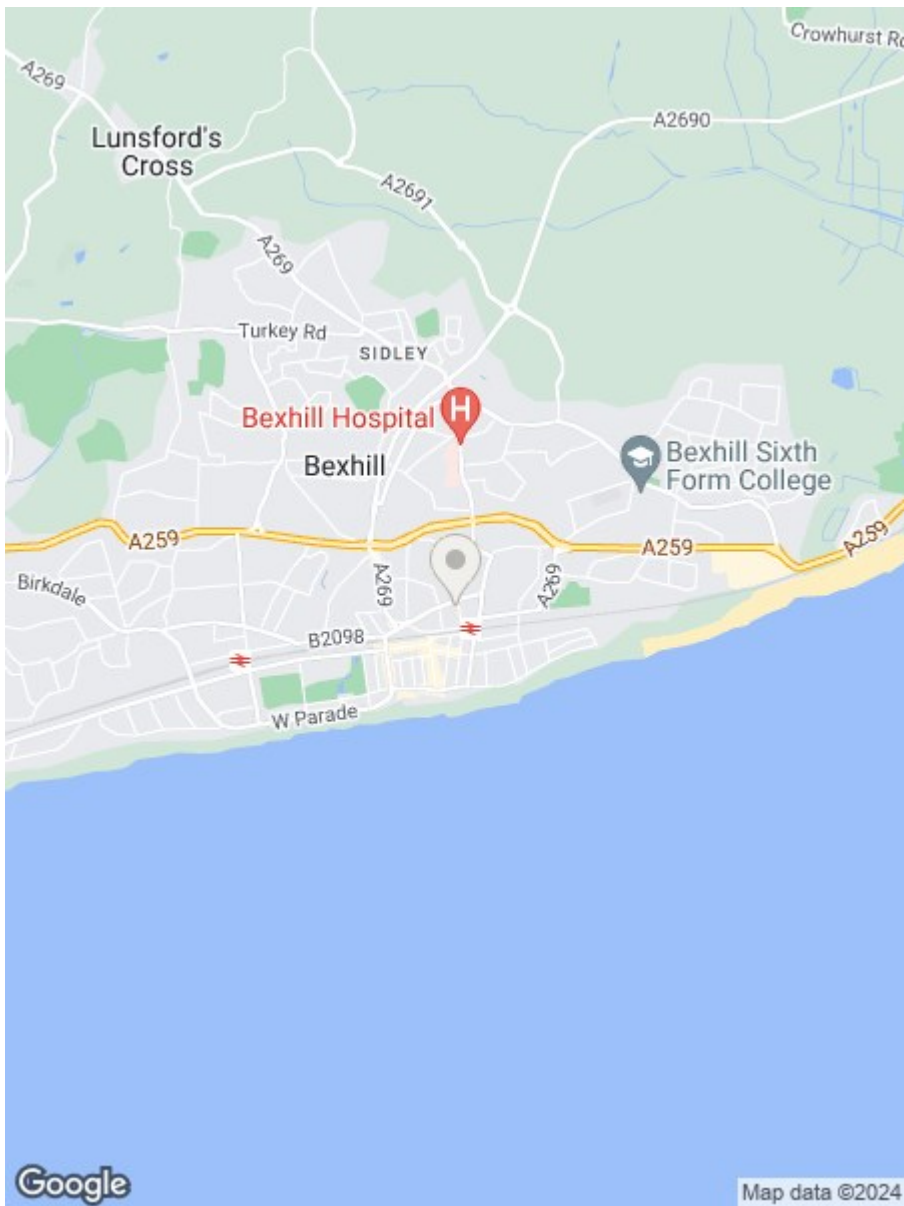






TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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