

**RUSH  
WITT &  
WILSON**



**Flat 2 Old Waterfront Club Marina Court Avenue, Bexhill-On-Sea, TN40 1BN  
£450,000**

Don't miss the opportunity to view this extraordinary three-bedroom luxury maisonette situated in a prime seafront location in Bexhill. Boasting a stunning setting, this property offers a spacious and modern kitchen/dining/living space that is perfect for contemporary living. In addition to the main living area, there is an option to use one of the three bedrooms as a living room that provides even more versatility and vibrancy to the accommodation. The two beautiful new bathrooms add a touch of luxury to the property, providing comfort and style for residents and guests alike. Electric boiler with water filled radiators, double-glazed windows, and doors ensure a cozy and energy-efficient living environment. A utility room and cloakroom add practicality to the space, making daily living more convenient. Situated on Bexhill's stunning seafront promenade, this property offers a unique lifestyle by the coast. With vacant possession available and a share of freehold, this is an excellent opportunity to own a piece of prime real estate in a desirable location. The beautiful reception entrance sets the tone for the rest of the property, welcoming you into a space that exudes elegance and style. The private courtyard garden provides a peaceful outdoor retreat, perfect for enjoying the sea air and sunshine. Viewing is highly recommended by RWW to fully appreciate the beauty and quality of this exceptional property. Get in touch now to arrange a viewing and discover the opportunity to experience luxury living by the sea.



### **Communal Entrance Foyer**

With sky lantern.

### **Private Entrance Hall**

Double radiator, built in cloaks cupboard, entry-phone system.

### **Cloakroom**

WC with low level flush, wash hand basin with splashback and vanity unit.

### **Living Room / Bedroom Two**

22'7" x 12'7" (6.89 x 3.84)

Windows overlook the easterly elevation across to the sea, double radiator.

### **Bedroom One**

18'4" x 12'11" (5.61 x 3.94)

Window to the side elevation, double radiator.

### **En-Suite**

Comprising walk in shower with rainfall showerhead, hand/shower attachment, chrome fittings, tiled splashbacks, wc with low level flush, wall mounted wash hand basin with splashback and vanity drawers beneath.

### **Bedroom Three**

20'0" x 12'9" (6.10 x 3.91)

Window to the easterly elevation, double radiator.

### **Lower Ground Floor**

#### **Utility Area**

With base and wall units, laminate wood block effect worktops, plumbing for washing machine, under stairs storage cupboard.

#### **Living/Dining/Kitchen**

20'1" x 10'10" (6.14 x 3.32)

Windows overlook the easterly elevation, door to private courtyard garden, fitted kitchen comprising a range of base and wall units with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated microwave oven, integrated oven and grill, induction hob, extractor canopy and light, built in fridge freezer, two double radiators, large built in storage cupboard.

### **Bathroom**

Suite comprising wall mounted wash hand basin with vanity unit beneath, tiled splashback, wc with low level flush, chrome heated towel rail, shower bath with shower screen, rainfall showerhead, hand/shower attachment, tiled splashbacks.

### **Outside**

#### **Courtyard Garden**

Private courtyard with access from kitchen.

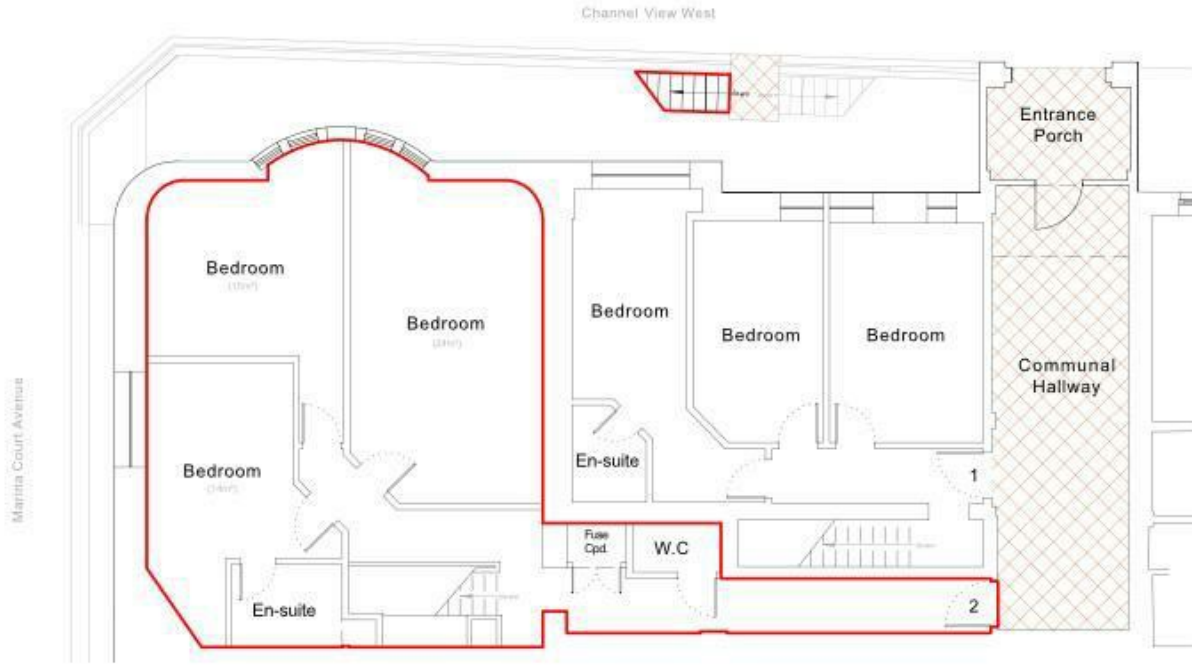
### **Lease And Maintenance**

Share Of Freehold. Lease 999 years remaining.

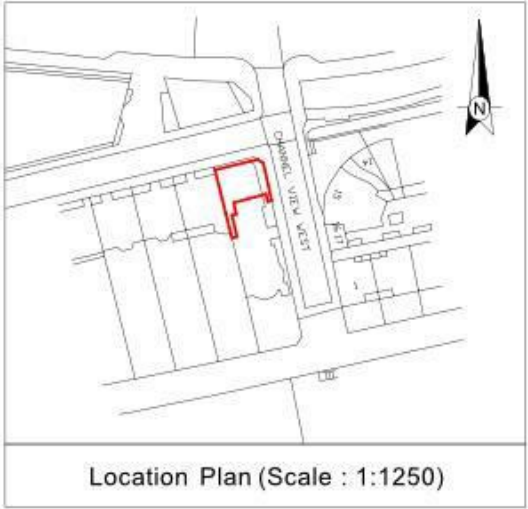
### **Agents Note**

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.

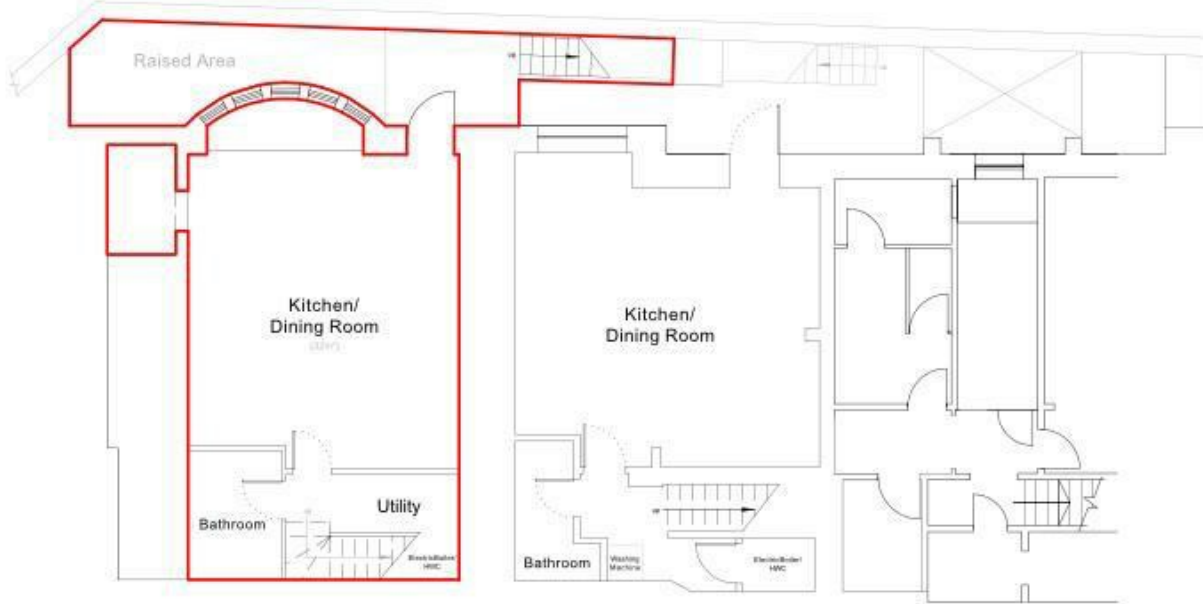




**Ground Floor**  
scale 1:100



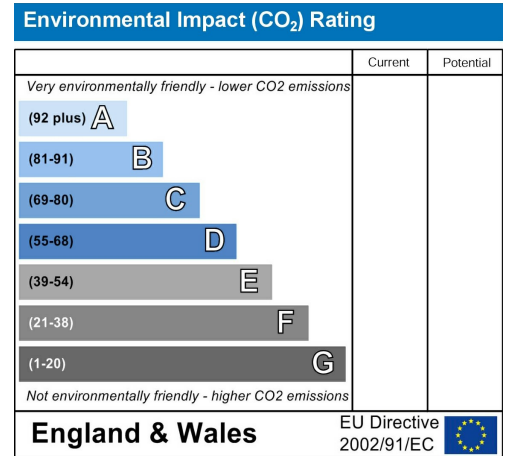
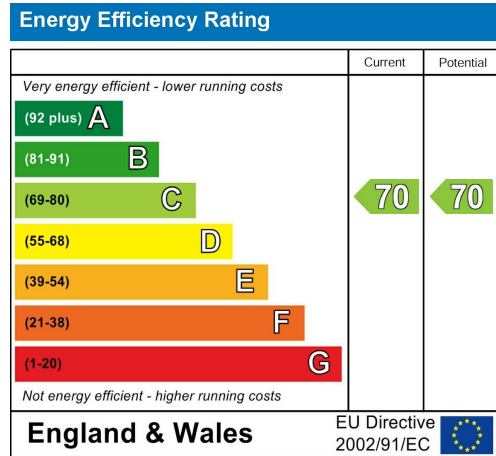
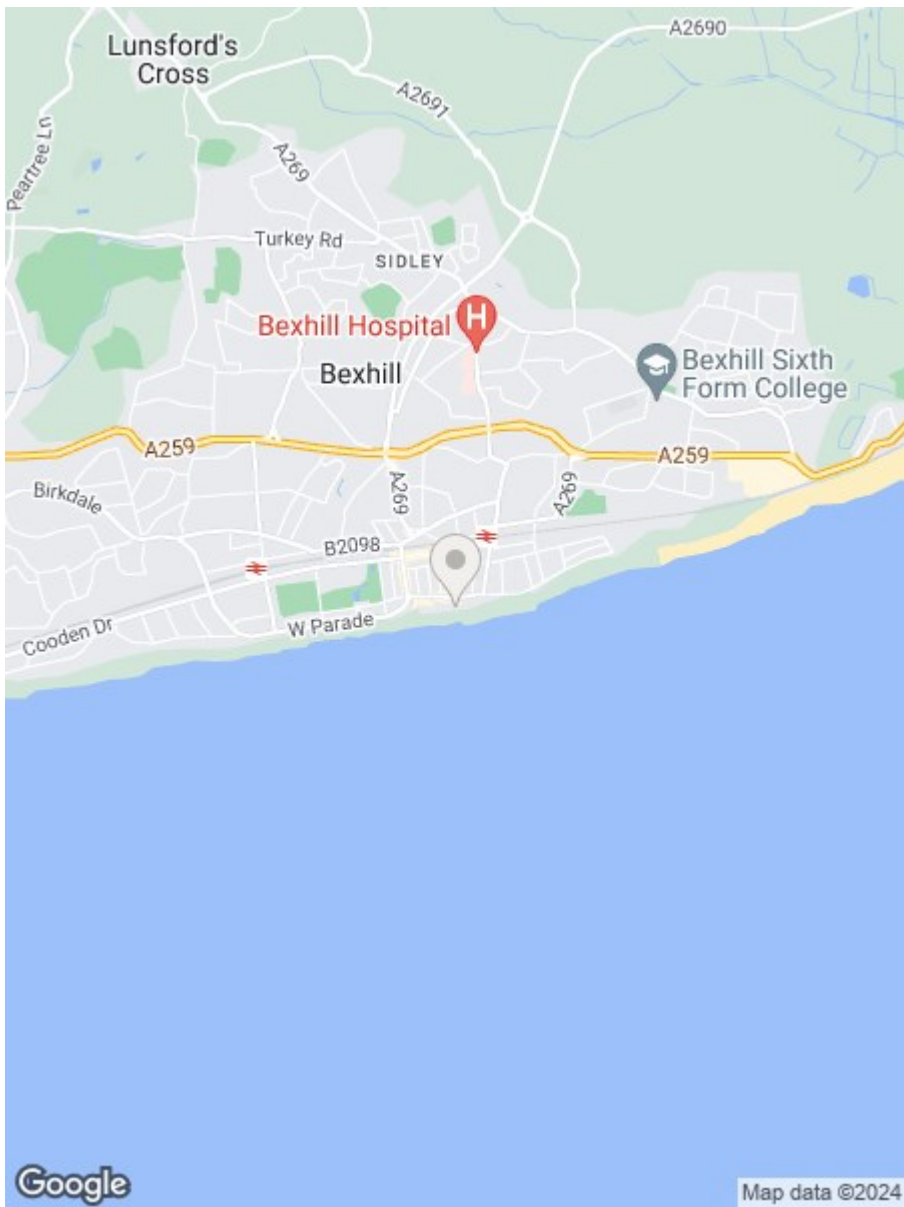
Location Plan (Scale : 1:1250)



**Lower Ground Floor**  
scale 1:100



SCALE 1:100 @A3



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