

**RUSH
WITT &
WILSON**



**Flat 1 Old Waterfront Club Marina Court Avenue, Bexhill-On-Sea, East Sussex
TN40 1BN
£425,000**

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 Hall

With entry-phone system, sky lantern, modern wall mounted electric radiator heater.

Private Entrance Hall

With entry-phone system.

Bedroom Three

14'2" x 10'3" (4.32 x 3.14)

Double radiator, windows overlook the easterly elevation.

Bedroom Two

16'0" x 8'6" (4.90 x 2.61)

Window to the easterly elevation.

Bedroom One

22'3" x 7'4" (6.79 x 2.26)

Windows to the easterly elevation.

En-Suite

Comprising wc with low level flush, wall mounted wash hand basin with vanity drawers beneath, tiled splashback, wall mounted shower cubicle with glass screen, rainfall shower head, hand/shower attachment, chrome heated towel rail.

Lower Ground Floor

Storage Cupboard.

Utility Area

Solid wood block worktop, plumbing for washing machine, boiler cupboard with pressurized hot water cylinder.

Living/Dining/Kitchen

19'8" x 18'3" (6.00 x 5.58)

Window overlooks the front elevation with door leading to the private courtyard, fitted kitchen comprising a range of base and wall units with solid wood block worktops, single drainer sink unit with mixer tap, integrated oven and grill with induction hob, extractor canopy and light, integrated microwave oven, integrated dishwasher, integrated oven and grill, tiled splashbacks, concealed lighting, two double radiators.

Bathroom

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

Outside

Private courtyard with access from kitchen.

Courtyard Garden

Private courtyard with access from kitchen.

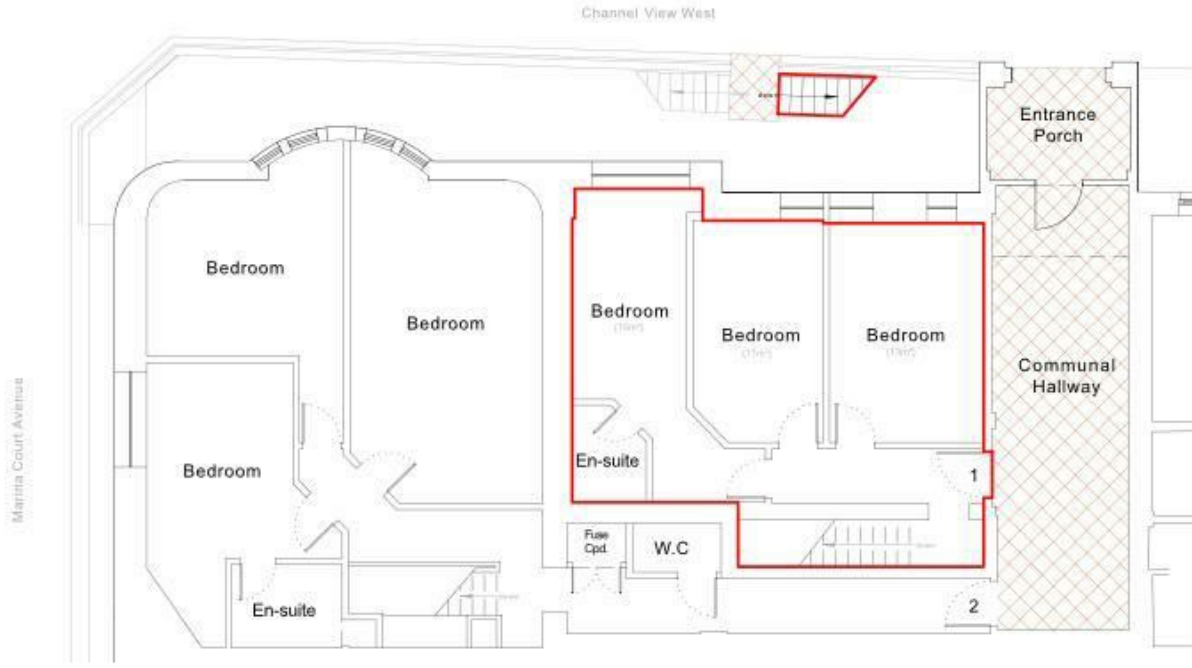
Lease And Maintenance

Lease 999 years remaining. Share Of Freehold.

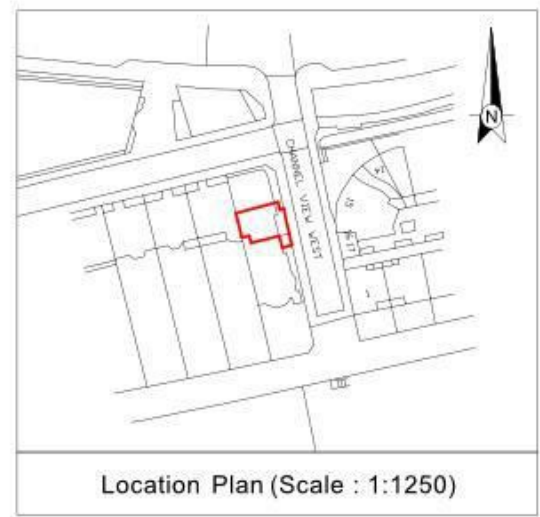
Agents Note

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.

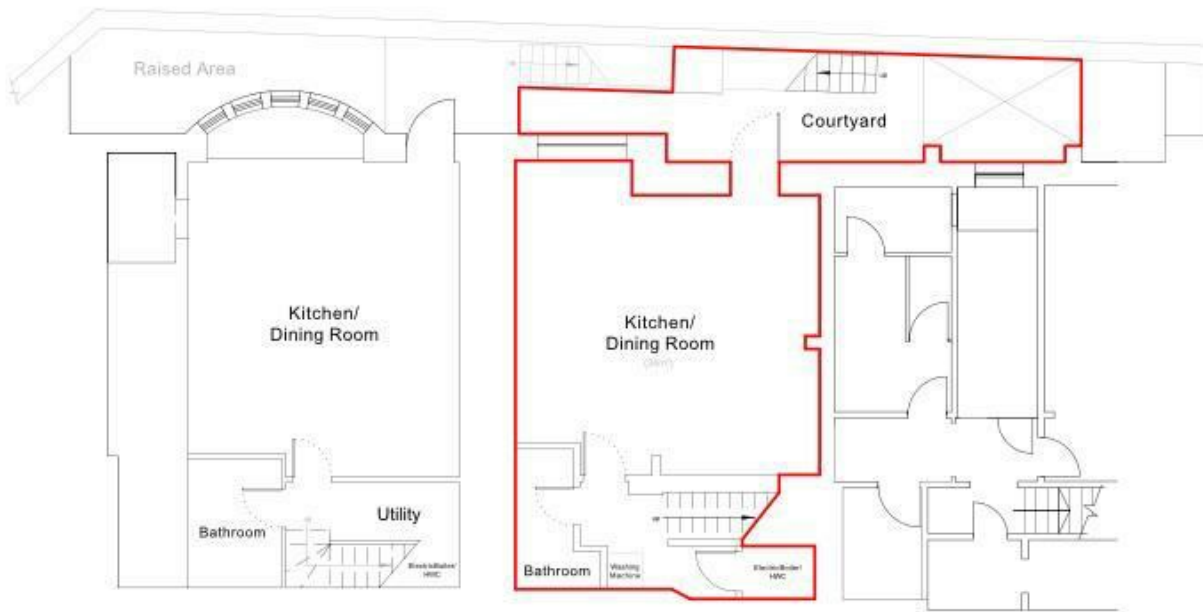




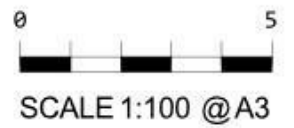
Ground Floor
scale 1:100

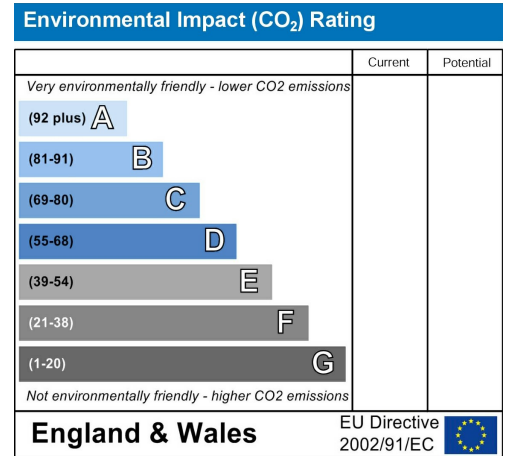
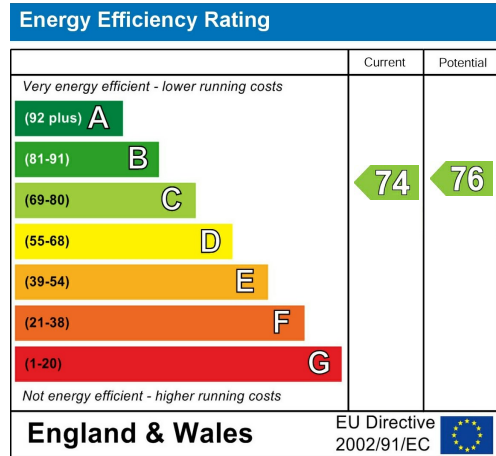
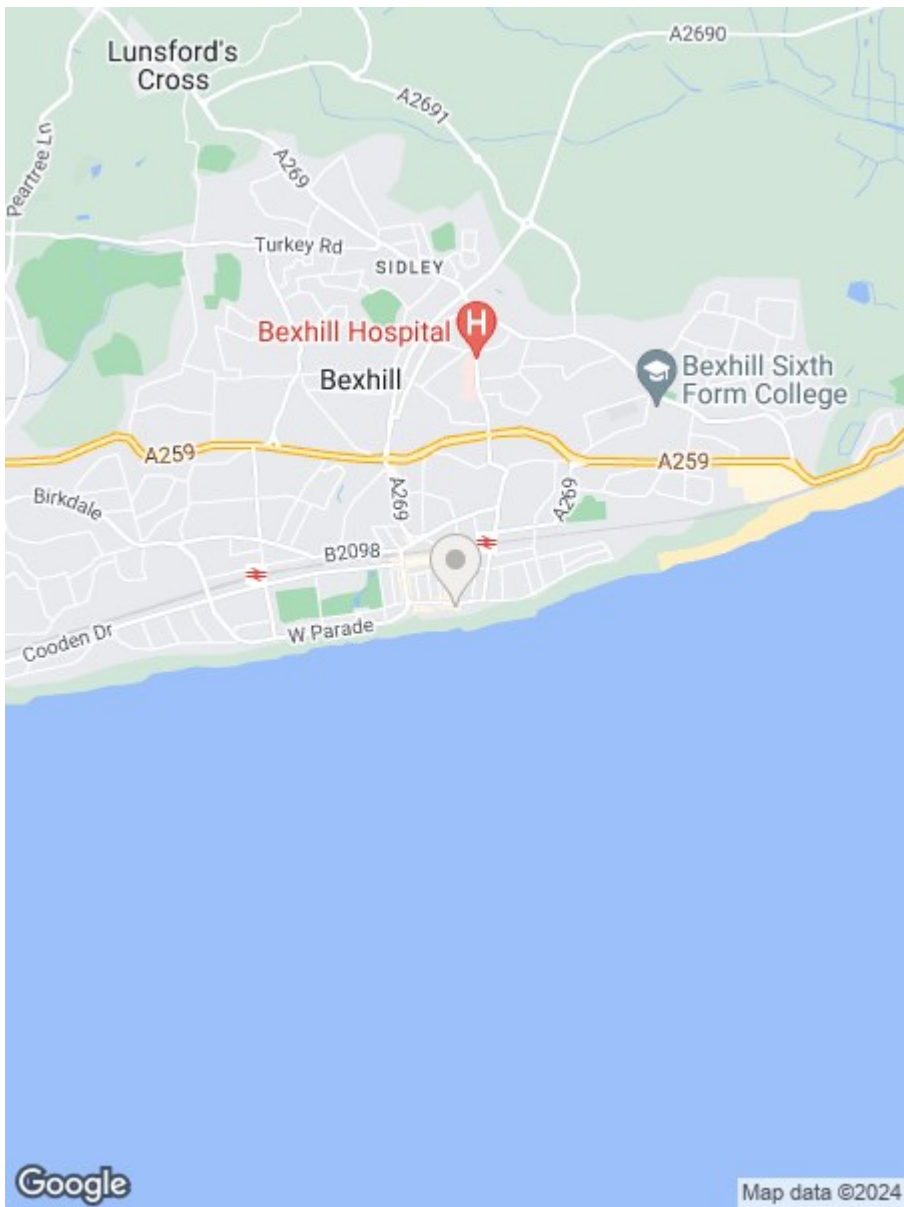


Location Plan (Scale : 1:1250)



Lower Ground Floor
scale 1:100





**RUSH
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