

**RUSH  
WITT &  
WILSON**



**23 St James Heights Paradise Walk, Bexhill-On-Sea, East Sussex TN40 2LG  
£199,950**

**A beautifully presented one bedroom penthouse apartment, comprising modern open plan accommodation throughout, with large living/dining kitchen area with stunning arch window with far reaching views towards the sea, sun balcony, modern fitted bathroom suite, engineered oak flooring throughout with under floor heating, double glazed windows and doors, convenient location within easy reach of Ravenside Retail Park, Bexhill town centre, Bexhill Seafront and Bexhill train station with direct links to London Victoria, Gatwick Airport, Ashford International and Brighton. Viewing Comes highly recommended BY RWW. Council Tax Band C.**



**Communal Entrance Hall**

With stairs and lift to the top floor.

**Private Entrance Hallway**

With entrance door, engineered oak flooring, under floor heating, cupboard housing the boiler, airing cupboard with slatted shelving.

**Open Plan Living/Dining/Kitchen****Kitchen Area**

16'4" x 10'2" (5.00 x 3.11)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated fridge and freezer, integrated Bosch double oven, Bosch four ring electric hob with extractor canopy above, space and plumbing for washing machine, tiled splashbacks, engineered oak flooring with under floor heating, velux window to the southerly aspect.

**Living/Dining Area**

20'2" x 19'3" (6.16 x 5.88)

With beautiful double glazed arch window overlooking the southerly aspect with views towards the sea, engineered oak flooring with under floor heating, low- level built in cupboards/tv shelf, large storage cupboard backing into the eaves with shelving and hanging space.

**Bedroom**

17'8" x 10'5" (5.40 x 3.18)

Double glazed French doors giving access onto the sun balcony with stunning views across Bexhill towards the sea, eaves storage, solid oak floor with under floor heating.

**Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls and additional hand/shower attachment and showerhead, tiled walls, tiled floor, chrome heated towel rail, recessed ceiling spotlights, under floor heating.

**Allocated Parking Space****Lease and Maintenance**

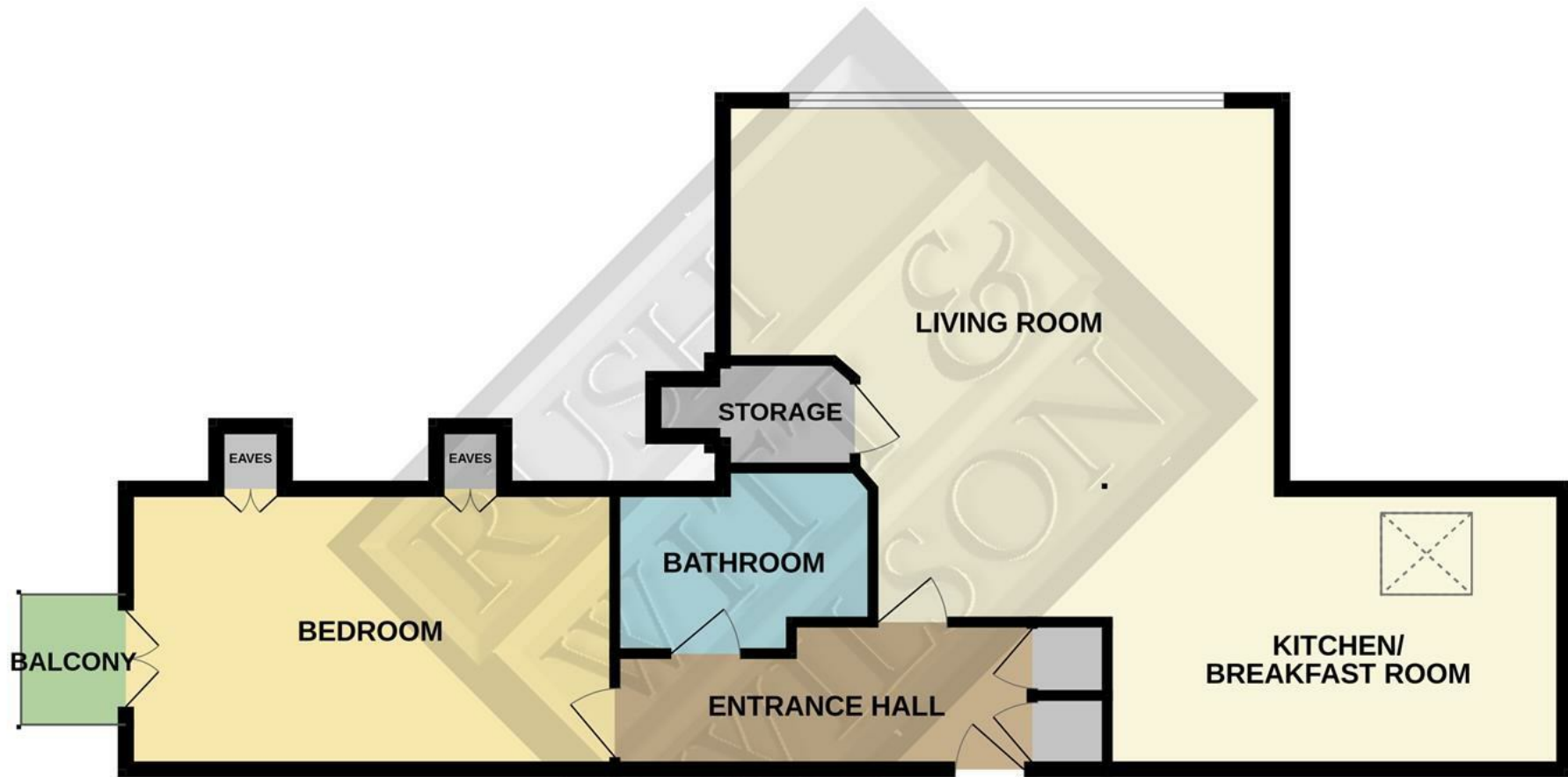
109 years remaining on the lease, maintenance tbc

**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.



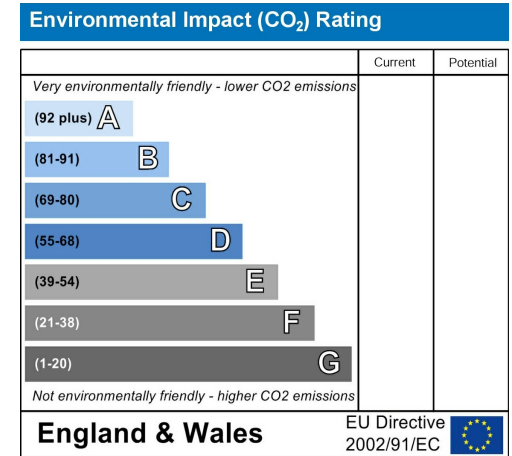
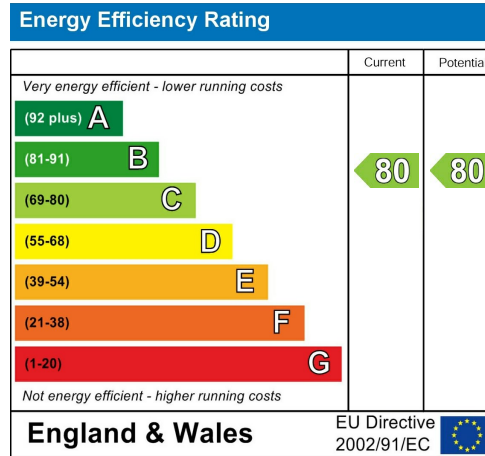
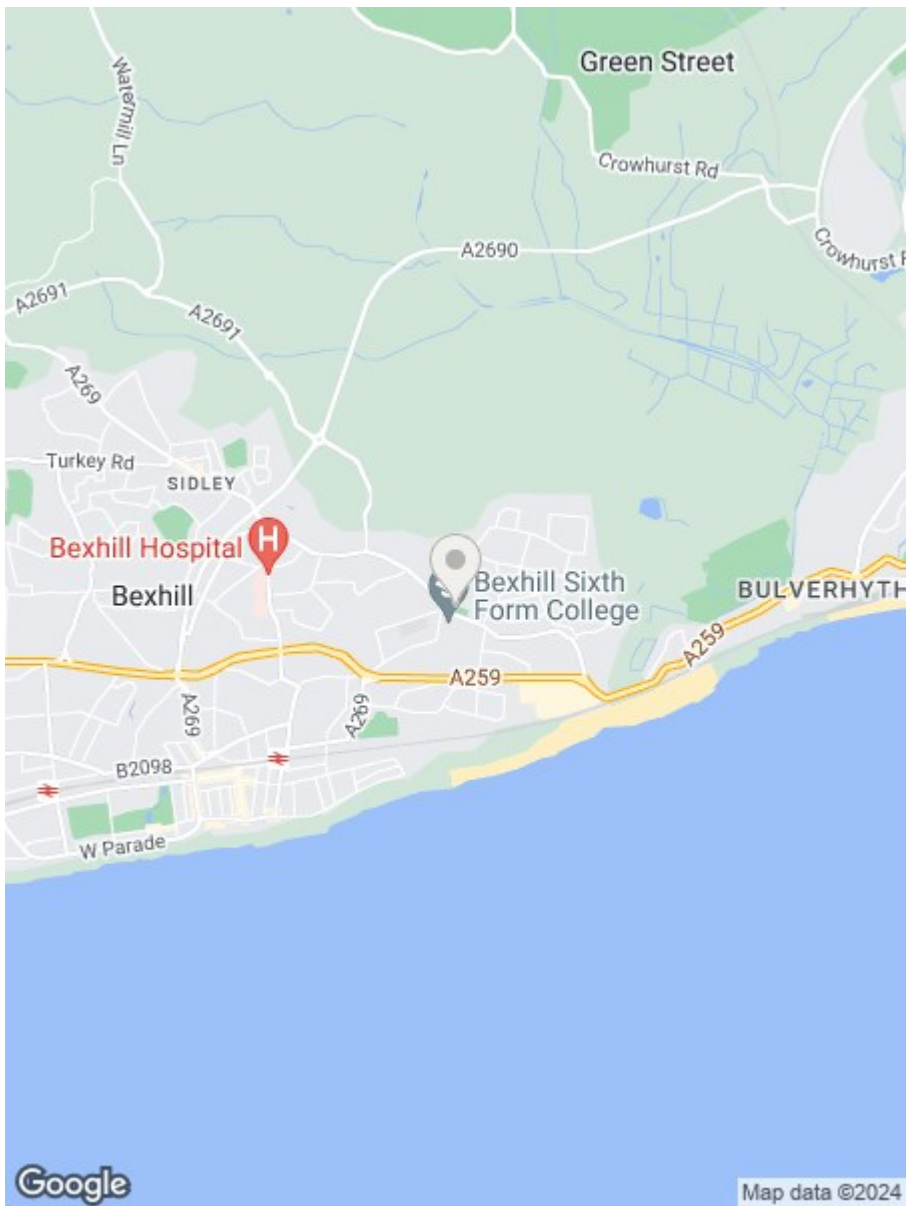
GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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