

**RUSH  
WITT &  
WILSON**



**1 Crossways Mansions Marina, Bexhill-On-Sea, East Sussex TN40 1BS  
£359,000**



**A unique opportunity to acquire this impressive first floor character Edwardian apartment with stunning sea views and full character & charm throughout. Ideally located in the heart of Bexhill town centre and opposite the picturesque seafront. Offering bright and spacious accommodation throughout the property comprises double aspect lounge, kitchen/dining room, large utility room with built in appliances, two double bedrooms and a modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property benefits from its own private roof terrace and entrance with stunning sea views spanning across the De La Warr Pavilion towards beachy head. Conveniently situated with direct and easy access to the seafront, shops and mainline rail station with direct links to London, Brighton, Gatwick Airport and Ashford International. Offered with NO ONWARD CHAIN, viewing comes highly recommended by Rush Witt & Wilson Bexhill. Council Tax Band B**





### **Communal Entrance Porch**

Obscured glass panelled front door leading to the communal Porch, obscured glass panelled internal front door leading to hallway or offering a private entrance with door leading to utility room.

### **Hallway**

Radiator, large storage cupboard, two additional bespoke fitted storage cupboards with fitted shelving.

### **Living Room**

19'4" x 13'11" (5.91 x 4.25)

Two double glazed windows to the front elevation, double glazed bay window to the side elevation all boasting stunning sea views, radiator, feature fireplace.

### **Kitchen/Dining Room**

20'4" x 10'10" (6.21 x 3.32)

Double glazed bay window to the front elevation with stunning sea views across the Collonade towards Beachy Head, two radiators, fitted kitchen with a range of matching base level units with laminate straight edge curved worktop surfaces, integrated electric oven, worktop mounted electric induction hob with modern extractor hood above, stainless steel circular sink with mixer tap.

### **Large Utility Room**

10'9" x 9'10" (3.29 x 3.00)

Double glazed window and door to the front elevation with stunning sea views, giving access onto the private roof terrace, fitted kitchen with a range of matching base level units with laminate rolled edge worktop surfaces, composite bowl and half sink with drainer and mixer tap, integrated wine cooler, integrated dishwasher, integrated under counter fridge, integrated washing machine, integrated under counter freezer, storage cupboard housing the gas central heating combination boiler, extractor fan.

### **Shower Room**

Obscured double glazed window to the side elevation, modern designer heated chrome towel rail, large walk in shower cubicle with wall mounted shower control and shower attachment, low level wc, wall mounted vanity unit with wash hand basin, mixer tap and storage drawers beneath, part tiled walls with alcove storage, tiled floor and extractor fan.

### **Bedroom One**

13'8" x 10'11" (4.18 x 3.34)

Double glazed window to the front elevation with stunning sea views, radiator.

### **Bedroom Two**

13'2" x 7'6" (4.02 x 2.30)

Double glazed window to the side elevation with sea views, radiator.

### **Outside**

#### **Private Sun Terrace**

With stunning sea views and extensive in size, suitable for 'Alfresco' dining.

#### **Lease & Maintenance Details**

Approx. 149 years remaining on the lease, peppercorn ground rent, 26% shared maintenance.

#### **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.







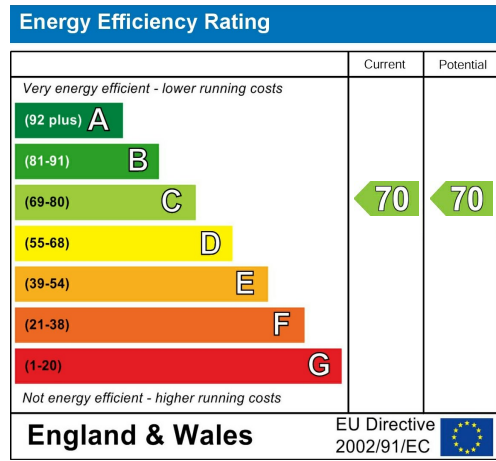
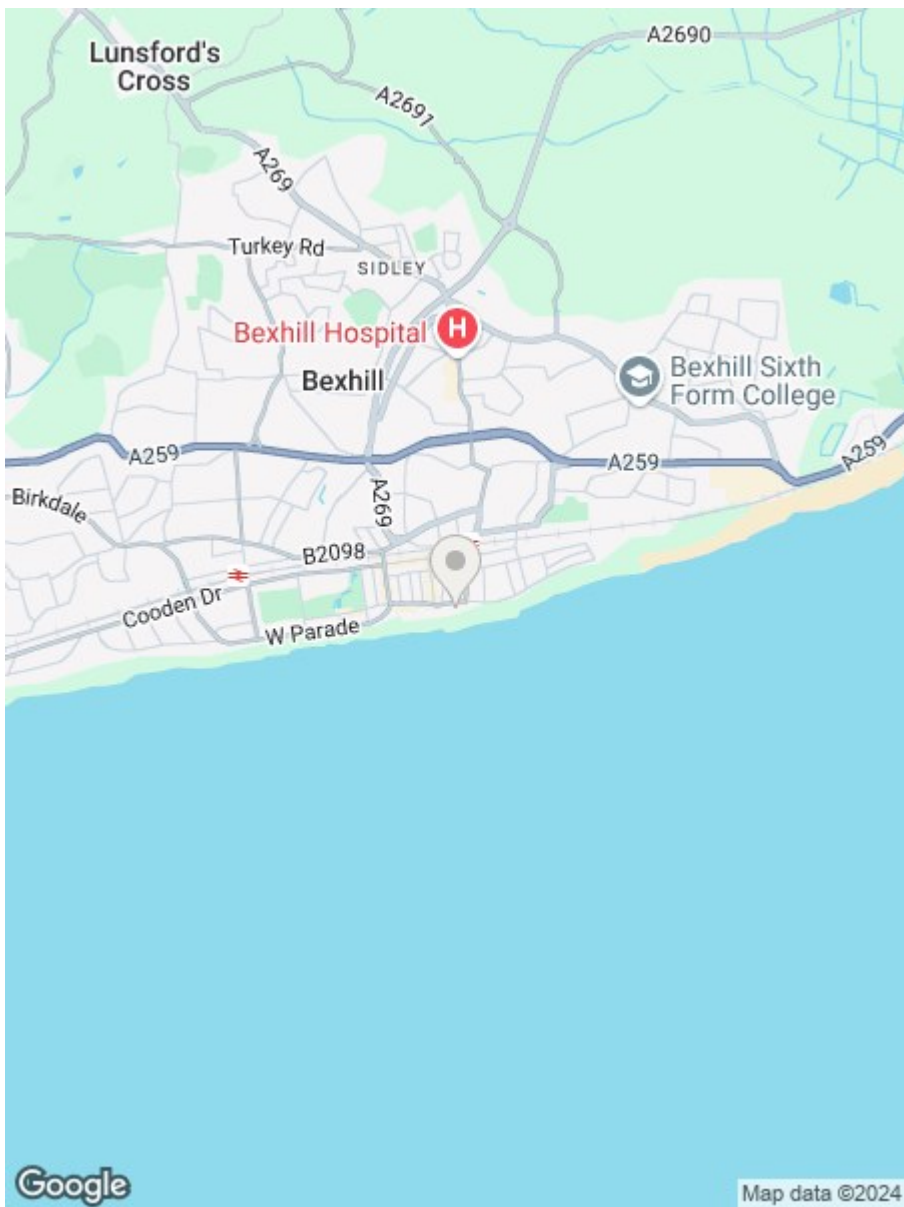
**GROUND FLOOR**  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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