

**RUSH
WITT &
WILSON**



**61, The Landmark Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HH
£459,000**

A simply stunning penthouse apartment, situated along the picturesque Bexhill Seafront, within close walking distance to Bexhill Town Centre, The De La Warr Pavilion & Bexhill Train Station, offering direct links to London Victoria and Ashford International. The property offers a unique blend of modern living and breath-taking coastal views, boasting large south facing living/dining room, three double bedrooms, modern fitted kitchen, ensuite and separate family bathroom. Other benefits include spectacular sea views that can be enjoyed from every window, creating a serene atmosphere that is hard to match. Additionally, two sun balconies offering the perfect spots to soak in the sun or enjoy a refreshing sea breeze, making it an ideal retreat for those who appreciate the beauty of coastal living and secure, under ground parking. This apartment presents a fantastic opportunity for sea side living at its finest. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Communal Entrance Hallway

With stairs and lift to the top floor.

Private Entrance Hallway

With entrance door, radiator, boiler cupboard, storage cupboard with slatted shelving, utility cupboard with space and plumbing for washing machine and tumble dryer.

Living/Dining Area

27'5" x 22'3" (8.36 x 6.80)

Bay window with stunning views across Bexhill's picturesque seafront, De La Warr Pavilion and green, two radiators, French doors giving access onto sun balcony.

Sun Balcony

Kitchen

10'5" x 9'10" (3.20 x 3.00)

Modern fitted kitchen with a range of matching wall and base level units with granite straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven, four ring hob with extractor canopy above, integrated dishwasher, integrated fridge and freezer, internal window to the living/dining room, tiled flooring.

Bedroom One

20'10" x 13'6" (6.37 x 4.12)

Double glazed windows to the side elevation with beautiful views across to the De La Warr Pavilion, green and far reaching sea views, radiator, built in wardrobe cupboards with mirrored doors, hanging space and shelving.

En-Suite

Modern suite comprising wc with low level flush, wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, chrome heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

14'0" x 10'6" (4.28 x 3.22)

Double glazed doors giving access onto the sun balcony with beautiful far reaching sea views, double radiator, built in wardrobe cupboards and drawers.

Side Balcony

Bedroom Three/Study

14'1" x 10'11" (4.30 x 3.35)

Double glazed windows to the southerly elevation with beautiful sea views.

Family Bathroom

Modern suite comprising wc with low level flush, wash hand basin with mixer tap, tiled bath with chrome controls, hand/shower attachment, chrome heated towel rail.

Under Ground Carpark

With allocated car parking space.

Lease And Maintenance

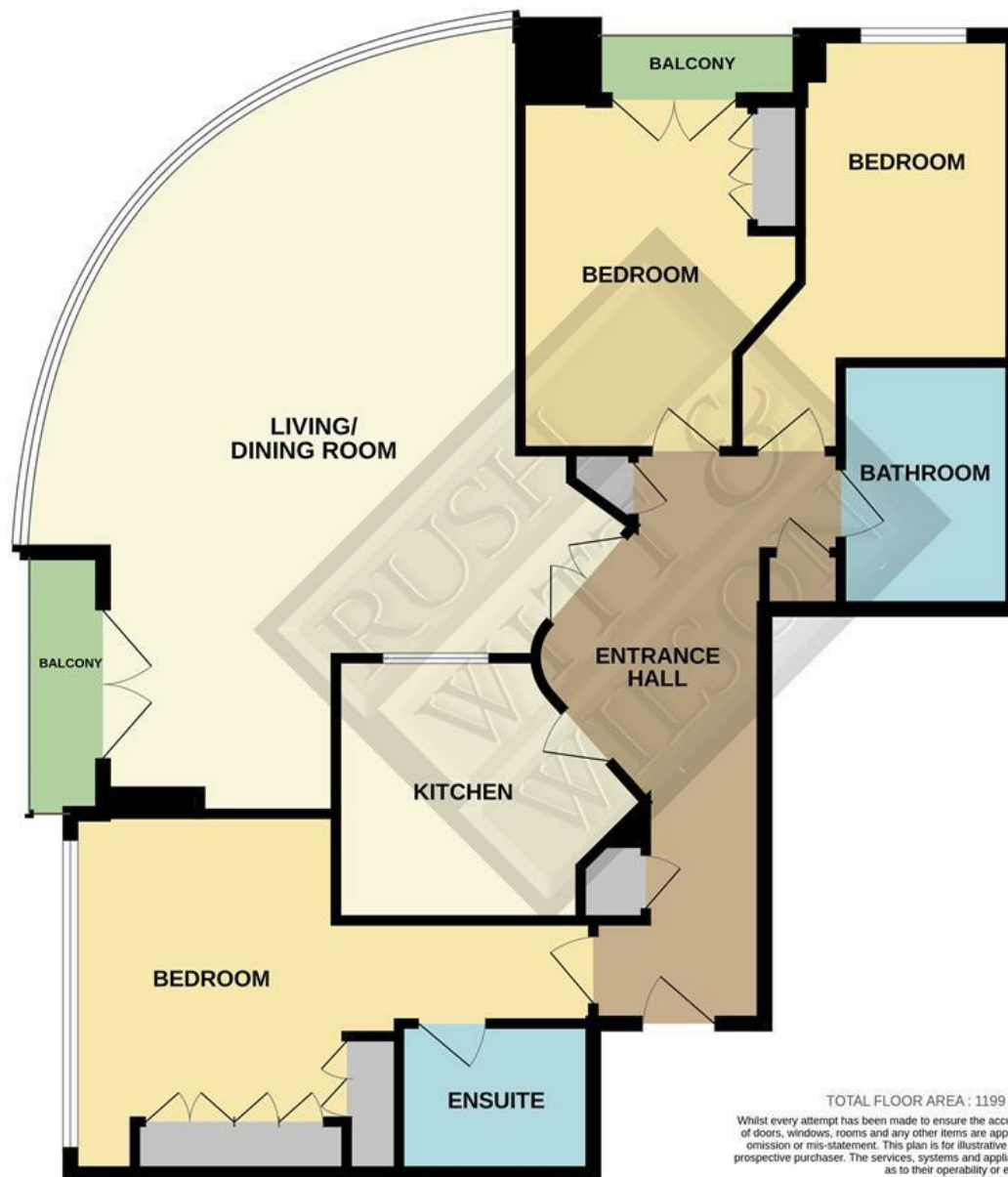
Maintenance TBC, 116 Years remaining on the lease.

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.

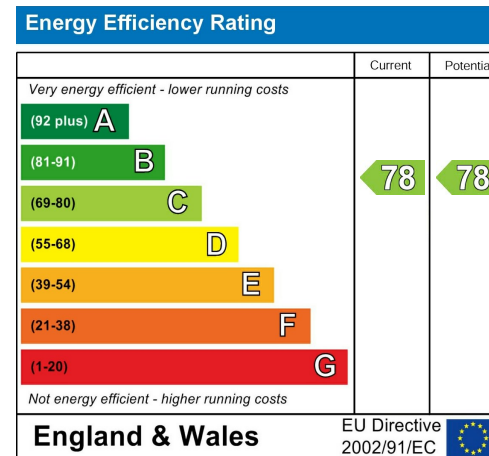
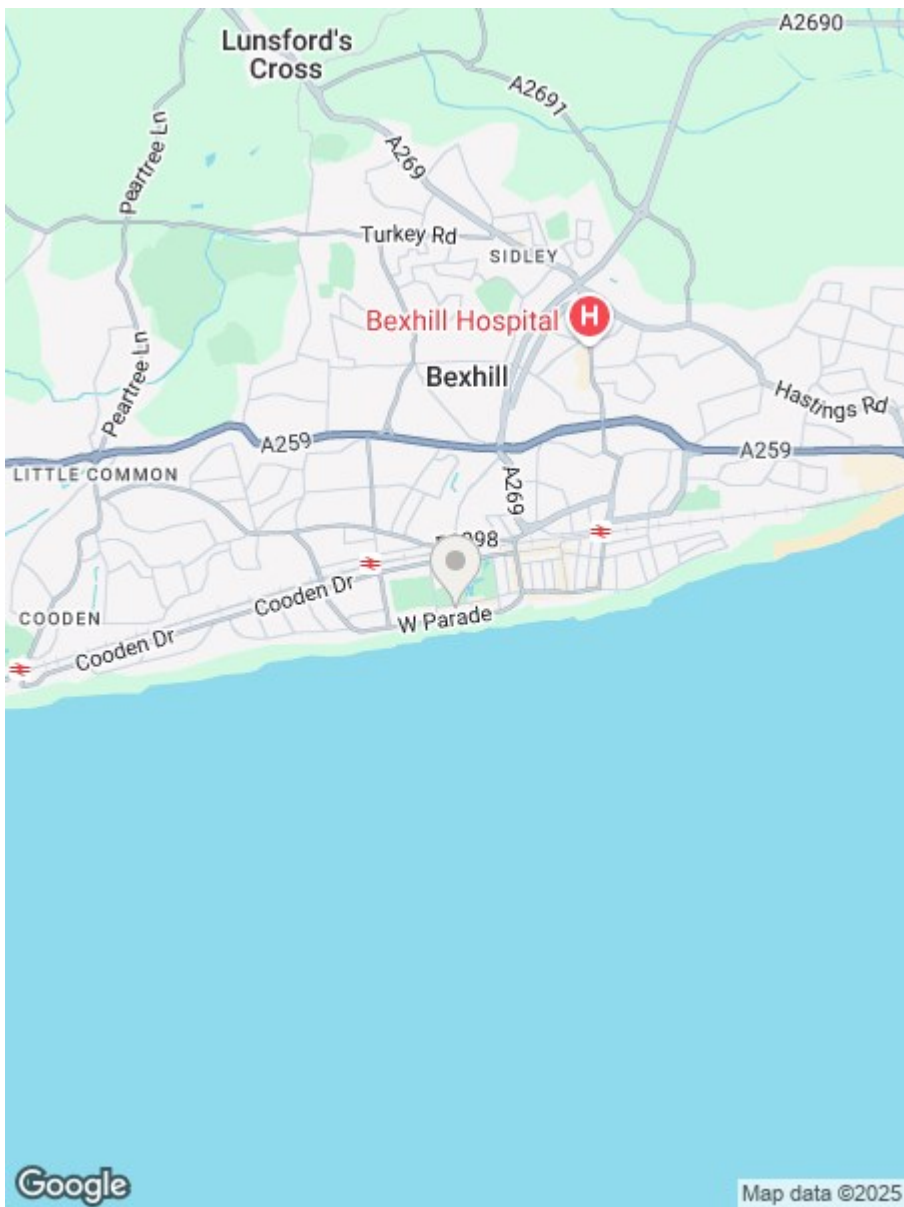


7TH FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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