

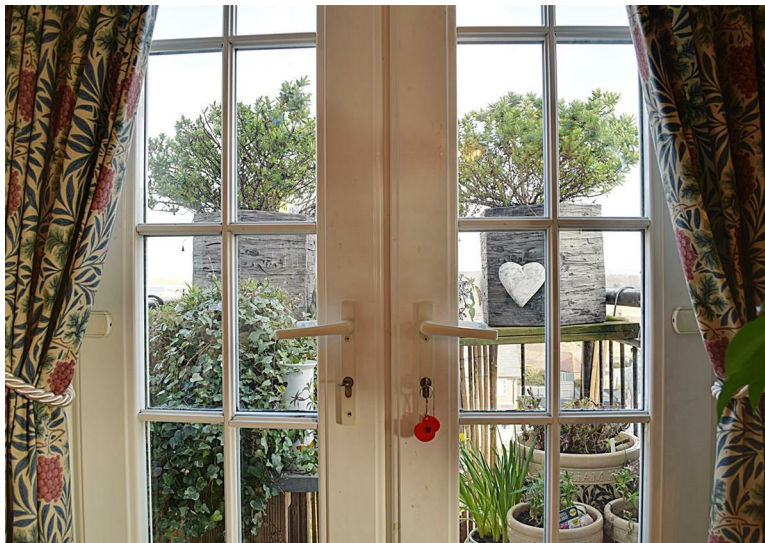
**RUSH  
WITT &  
WILSON**



**48 St James Heights Paradise Walk, Bexhill-On-Sea, East Sussex TN40 2LG**  
**Guide Price £160,000**



**A beautifully presented one bedroom penthouse apartment, comprising modern bright accommodation throughout, with spacious living/dining room, lift to the top floor, beautiful kitchen, 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 B.**



**Communal Entrance Foyer**

Entry phone system

**Communal Hallway**

Stairs and lift to the top, penthouse floor.

**Private Entrance Hallway**

Engineered oak flooring, built in storage cupboard.

**Kitchen**

9'0" x 7'7" (2.76 x 2.33)

Engineered oak flooring, fitted kitchen comprising a range of base and wall units with solid wood block worktops, glass electric hob, integrated oven and grill beneath, extractor canopy and light, splashbacks, single drainer composite unit with mixer tap, plumbing for washing machine, built in fridge and freezer.

**Living Room**

15'5" x 14'2" (4.72 x 4.32)

Windows overlook the southerly elevation with stunning views across Bexhill, Hastings and the English channel, French doors lead out onto a sun balcony, engineered oak flooring.

**Bedroom One**

14'9" x 14'1" (4.51 x 4.31)

Window overlooks the southerly elevation with stunning views across to the sea, engineered oak flooring, built in airing cupboard, fitted wardrobe cupboards.

**Bathroom**

Suite comprising panelled bath with shower attachment, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, heated chrome towel rail.

**Outside**

**Allocated Parking Space**

One allocated parking space.

**Lease and Maintenance**

Leasehold 109 years remaining. Service Charge £1600 PA, Ground rent £250 PA.

**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.





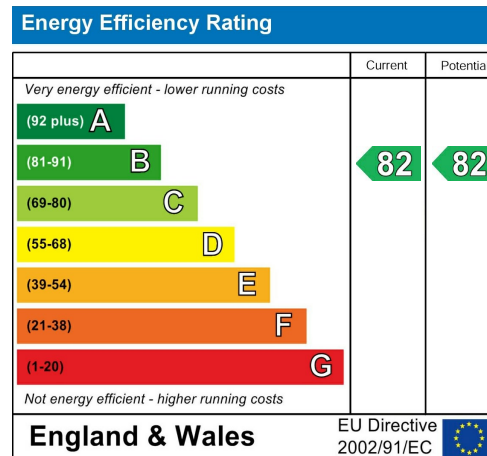
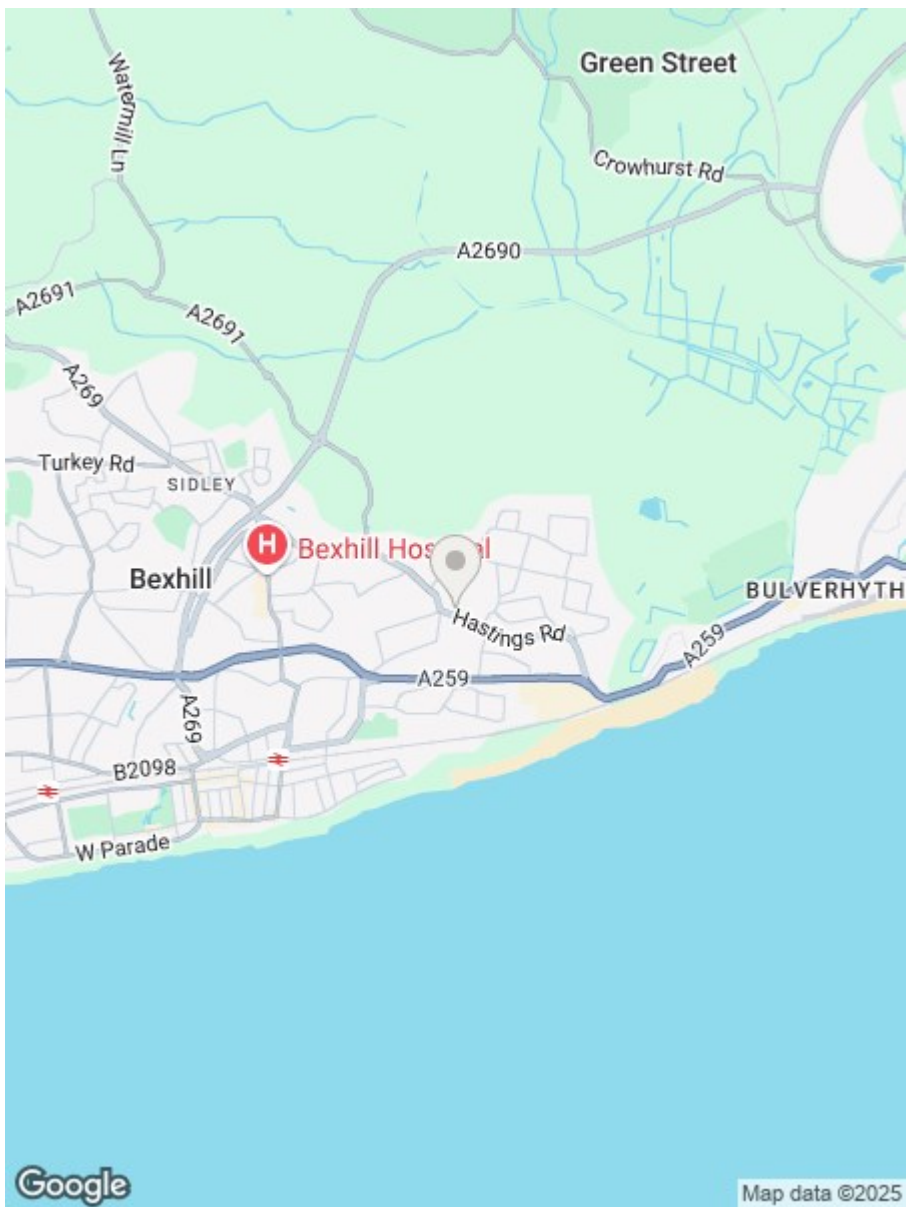


7TH FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 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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