

**RUSH
WITT &
WILSON**



**7, St Thomas West Parade, Bexhill-On-Sea, East Sussex TN39 3YA
£399,000**

A beautiful two bedroom apartment with south facing seafront apartment situated in this highly sought after West Indies block along Bexhill seafront. Offering bright and spacious accommodation throughout the property comprises a large living room, dining room, two double bedrooms, fitted kitchen, modern shower room suite and separate cloakroom. Other internal benefits include electric heating system and double glazed windows and doors throughout. Also the property boasts two south facing sun balconies and garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hall

With entryphone system and stairs and lift leading to the first floor.

Private Entrance Hallway

Entrance door with entryphone system, electric radiator, storage cupboards with shelving and sliding doors.

Living Room

17'5" x 13'5" (5.31m x 4.10m)

Dual aspect with double glazed windows to the side and front elevations with stunning views across the communal gardens towards the sea offering panoramic sea views. Electric radiator, double glazed glass panelled door giving access onto the balcony with internal double doors leading to the dining room.

Dining Room

14'1" x 10'7" (4.3m x 3.25m)

Double glazed windows to the front elevation with stunning sea views towards the gardens and panoramic sea views, electric radiator, double glazed door giving access onto the second sun balcony.

Kitchen

16'0" x 7'4" (4.89m x 2.24m)

(photo to follow)Fitted kitchen with a range of matching wall and base level units with laminate wood effect worktop surfaces. Sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, integrated electric cooker, four ring electric hob, tiled splashbacks, double glazed windows to the side elevation.

Bedroom One

19'3" x 11'8" (5.88m x 3.57m)

Double glazed windows to the front elevation with stunning sea views, two electric radiators, built-in wardrobe cupboards with hanging space and shelving.

Bedroom Two

19'7" x 11'4" (5.99m x 3.47m)

Double glazed windows to the side elevation with sea views and views across the garden towards the sea. two electric radiator, built-in wardrobe cupboards with hanging space and shelving.

Modern Shower Room

Suite comprising w.c. with low level flush, vanity unit with wash hand basin and mixer tap, chrome heated towel rail and large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment with additional rain effect showerhead.

Separate WC

Suite comprising w.c. with low level flush., floating wash hand basin with hot and cold tap, obscure double glazed window to the side elevation.

Lease & Maintenance

SHARE OF FREEHOLD. Remainder of 999 year lease remaining, maintenance charge approx. £3000 p/a.

Outside

Communal Gardens

Garage

En-bloc.

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.



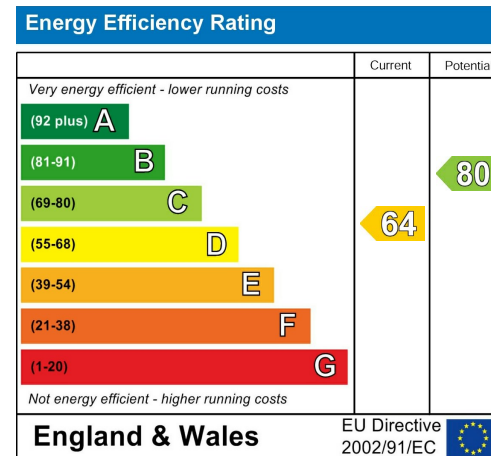
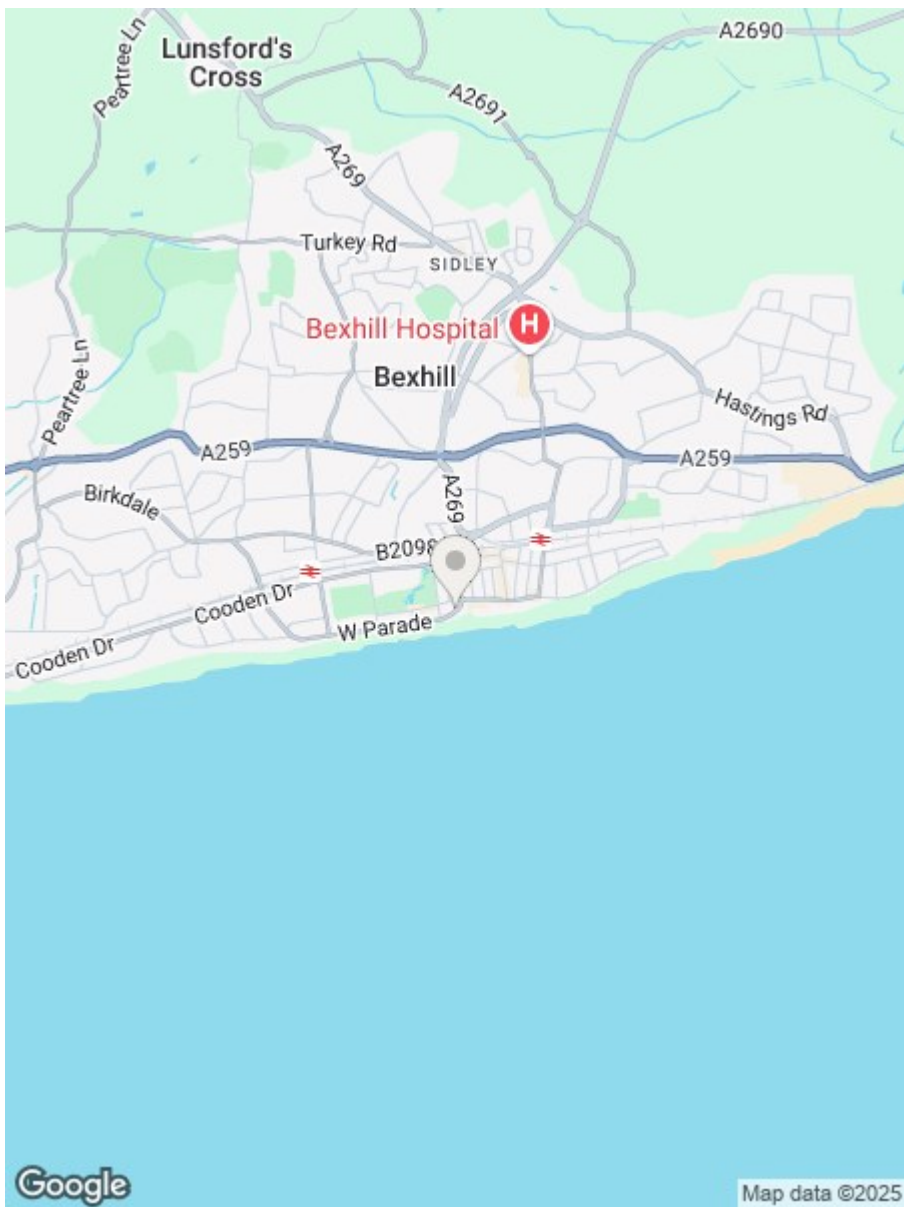
1ST FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**