

RUSH  
WITT &  
WILSON



**40 South Beach Apartments Sea Road, Bexhill-On-Sea, East Sussex TN40 1FJ**  
**£355,000 Leasehold**

**A stunning luxurious three bedroom purpose built penthouse apartment with stunning sea views, large double sun terraces, built approximately six years ago with lift to the top floor, presented to an exceptional standard by the current vendors, comes with vacant possession, fully equipped kitchen, en-suite to the master bedroom as well as additional family bathroom, modern electric radiator heating, double glazed windows and doors, two underground secure allocated parking spaces. Views come highly recommended by Rush Witt & Wilson sole agents.**



## **Communal Entrance**

Entry phone system leads to a beautiful modern communal entrance hall with stairs or lift to the top penthouse floor.

## **Private Entrance Hall**

Entrance door, entry phone system, large built in airing cupboard, built in cloaks cupboard, modern electric radiator, doors off to the following:

### **Living Room**

16'10 x 11'8 (5.13m x 3.56m)

Large opening door leading out onto a stunning balcony with panoramic sea views and across Bexhill towards the south town to Eastbourne and Beachy Head, additional window to the rear, modern electric radiator, opening through to:

### **Kitchen**

18'6 x 7'8 (5.64m x 2.34m)

A stunning fully equipped luxurious kitchen comprises oven and grill, inset microwave oven, American style Neff fridge/freezer, large induction hob with extractor canopy and light above, one and a half bowl single drainer sink with side drainer and mixer tap, base and wall units with laminate straight edge worktops, breakfast bar, integral dishwasher, integral washing machine, tiled floor, tiled splashbacks, window to the westly elevation with sea views.

### **Bedroom One**

16'2 x 9'8 (4.93m x 2.95m)

Opening door onto the secondary balcony with stunning views over Bexhill, modern electric radiator, door through to:

### **En-Suite Shower Room**

Walk in shower with chrome controls, chrome shower head and shower screen, wall mounted wash hand basin, low level wc, chrome heated towel rail, tiled floor, ceramic wall tiling, mirror with electric shaver point.

### **Bedroom Two**

14'2 x 12'9 (4.32m x 3.89m)

Juliet balcony with opening doors and stunning views, wall mounted electric radiator, built in wardrobe cupboards with mirror frontage sliding doors.

### **Bedroom Three**

12'5 x 8'9 (3.78m x 2.67m)

Window to the rear elevation, wall mounted modern electric radiator, built in wardrobe cupboards with mirror frontage sliding doors,

## **Bathroom**

Suite comprising panel enclosed bath, with hand shower attachment, low level wc, wall mounted wash hand basin, heated chrome towel rail, tiled floor, ceramic wall tiling, mirror with electric shaver point and light, walk in shower cubicle with chrome controls and chrome shower head.

## **Outside**

### **Underground Parking**

Two private allocated parking spaces.

## **Tenure**

### **Lease/Maintenance**

125 years from 2018 - 118 years remaining.

We have been advised that the annual service charge is approx £3000 and the annual ground rent is approx £332.

### **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.

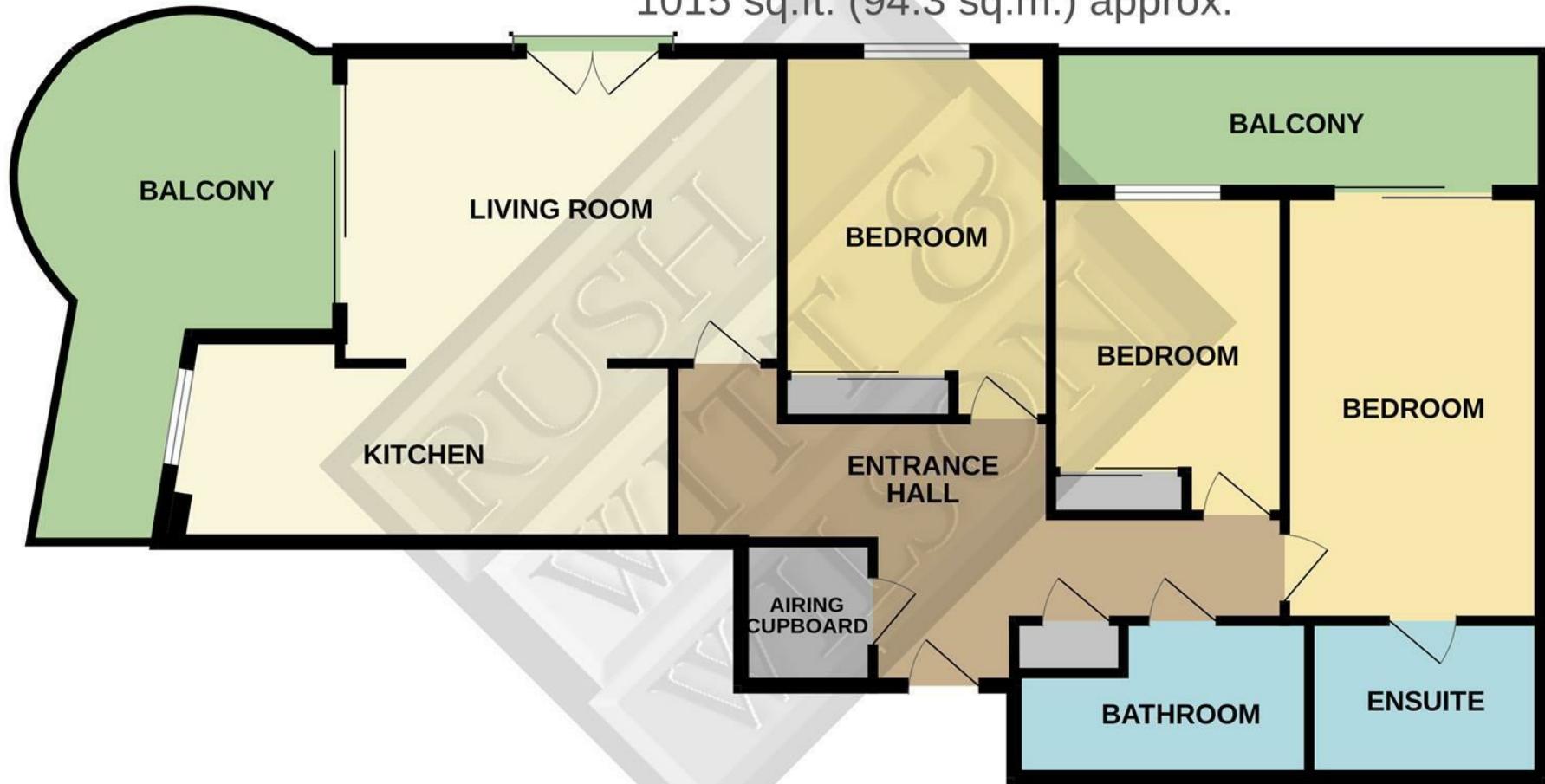
### **Council Tax Band – D**

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



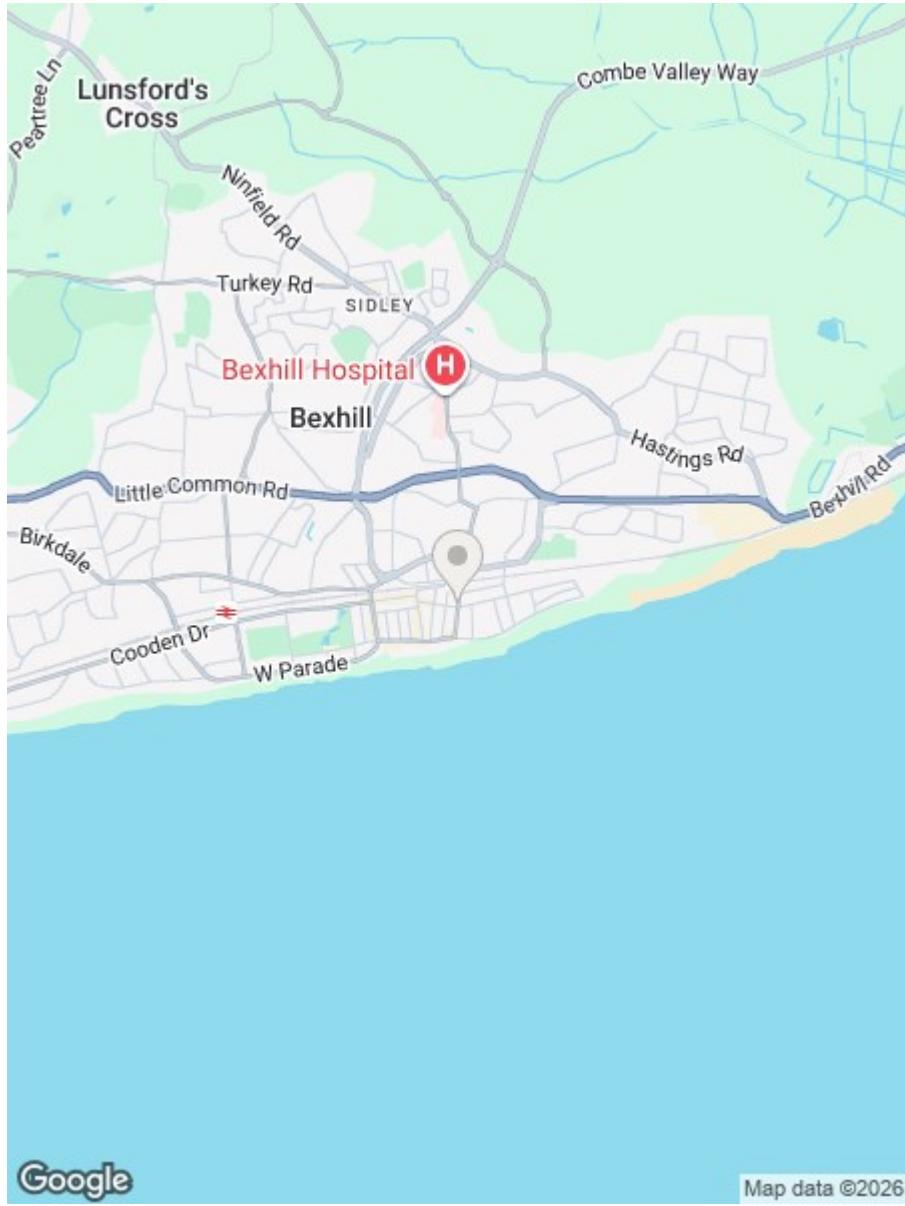
5TH FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	