

**RUSH
WITT &
WILSON**



**36 The Landmark, 2 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HH
£419,950 Share of Freehold**

Stunning second floor apartment situated opposite the iconic De La Warr Pavillion and picturesque Bexhill seafront whilst being in very close proximity to Bexhill train station offering direct links to London Victoria, Gatwick airport, Ashford International and Bexhill town centre with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises stunning living room with beautiful sea views, three double bedrooms with the main benefiting from an en-suite, modern kitchen and modern family bathroom. Other internal benefits include modern electric heating system throughout, double glazed windows and doors and two separate sun balconies both enjoying stunning views. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hallway

Stairs and lift leading to the second floor.

Private Entrance Hallway

Large entrance fire door, entry-phone system, two radiators, boiler cupboard and two additional storage cupboards.

Living Room

18'6 x 18'10 (5.64m x 5.74m)
Beautiful feature curved window to the front elevation overlooking the De La Warr Pavillion with stunning views across the green and the sea, two radiators, double glazed French doors giving access onto the balcony.

Kitchen

12'1 x 9'10 (3.68m x 3.00m)
Modern fitted kitchen with range of matching wall and base level units, quartz straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, four ring electric hob and extractor canopy above, integrated electric oven, integrated fridge and freezer, integrated dishwasher, tiled flooring.

Bedroom One

22'3 x 13'5 (6.78m x 4.09m)
Double glazed windows to the side elevation with stunning views of the De La Warr Pavillion and the sea, radiator.

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, showerhead and chrome heated towel rail.

Bedroom Two

13'1 x 10'6 (3.99m x 3.20m)
Double glazed French doors giving access onto the balcony which is south facing and has stunning views of the sea, radiator.

Bedroom Three

15'10 x 10'9 (4.83m x 3.28m)
Double glazed windows to the front elevation with stunning views of the sea, radiator.

Family Bathroom

Suite comprising wc with low level flush, wash hand basin with mixer tap, tiled bath with chrome mixer tap with wall

mounted shower controls, attachment and shower head, chrome heated towel wail, part tiled walls, tiled flooring.

Lease & Maintenance

111 years remaining on the lease.

We have been advised that the annual ground rent is £250 and the annual service charge is £4,943.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

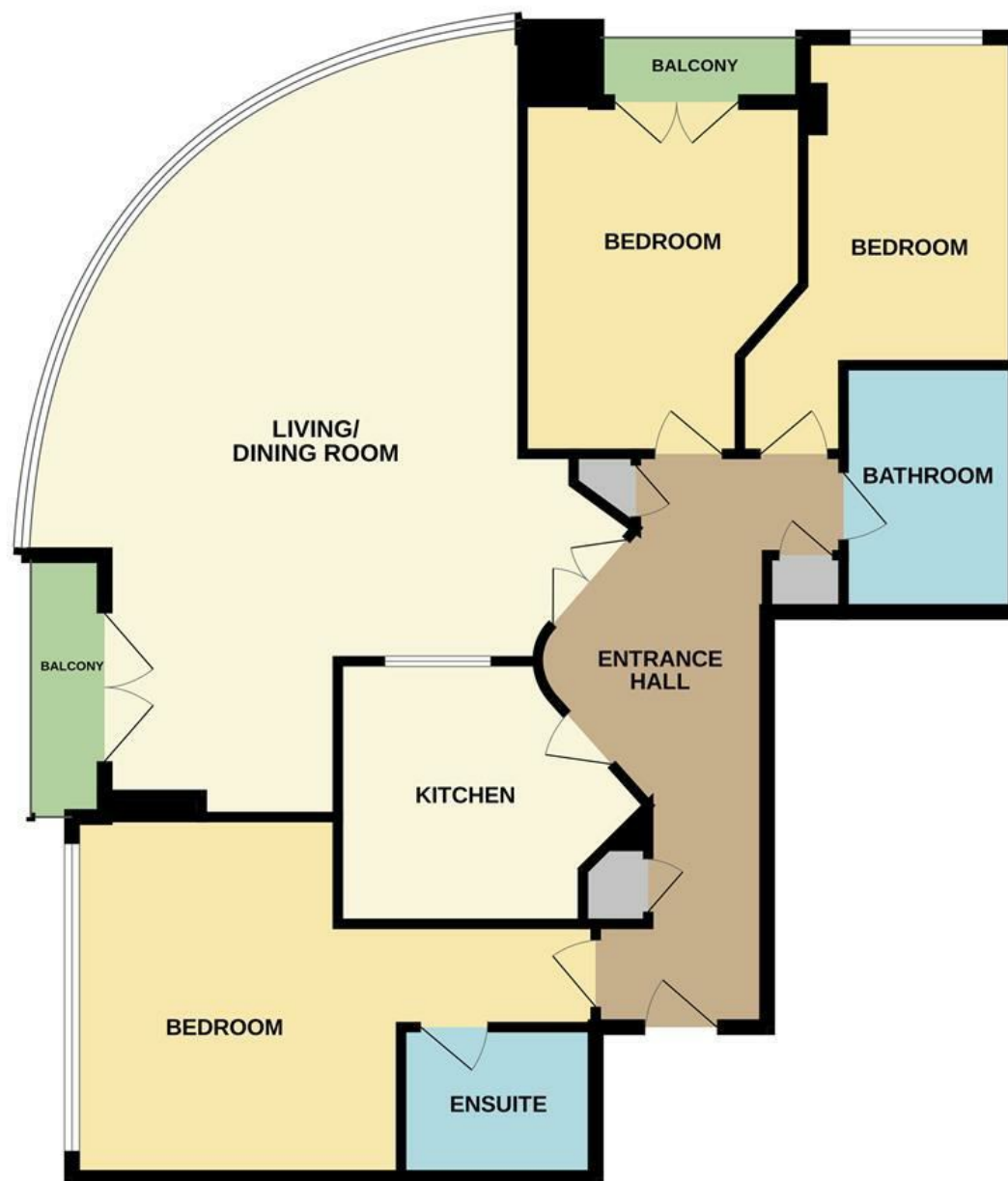
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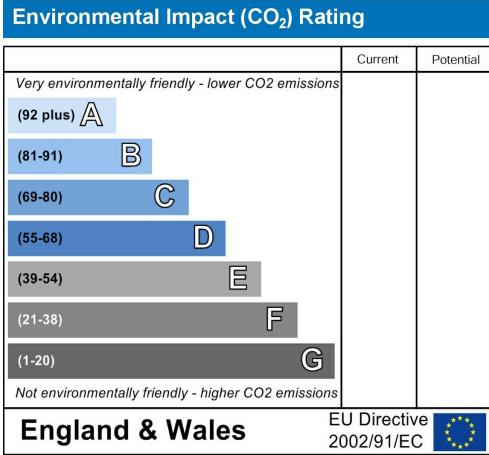
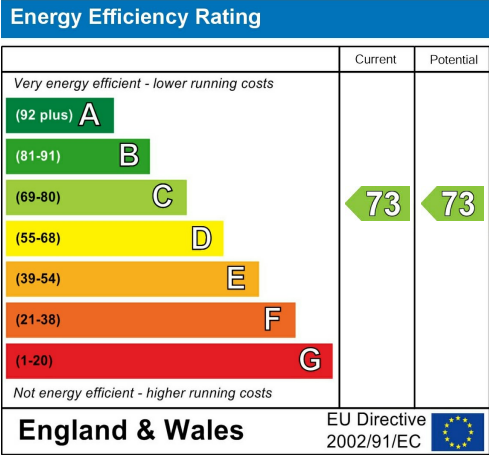
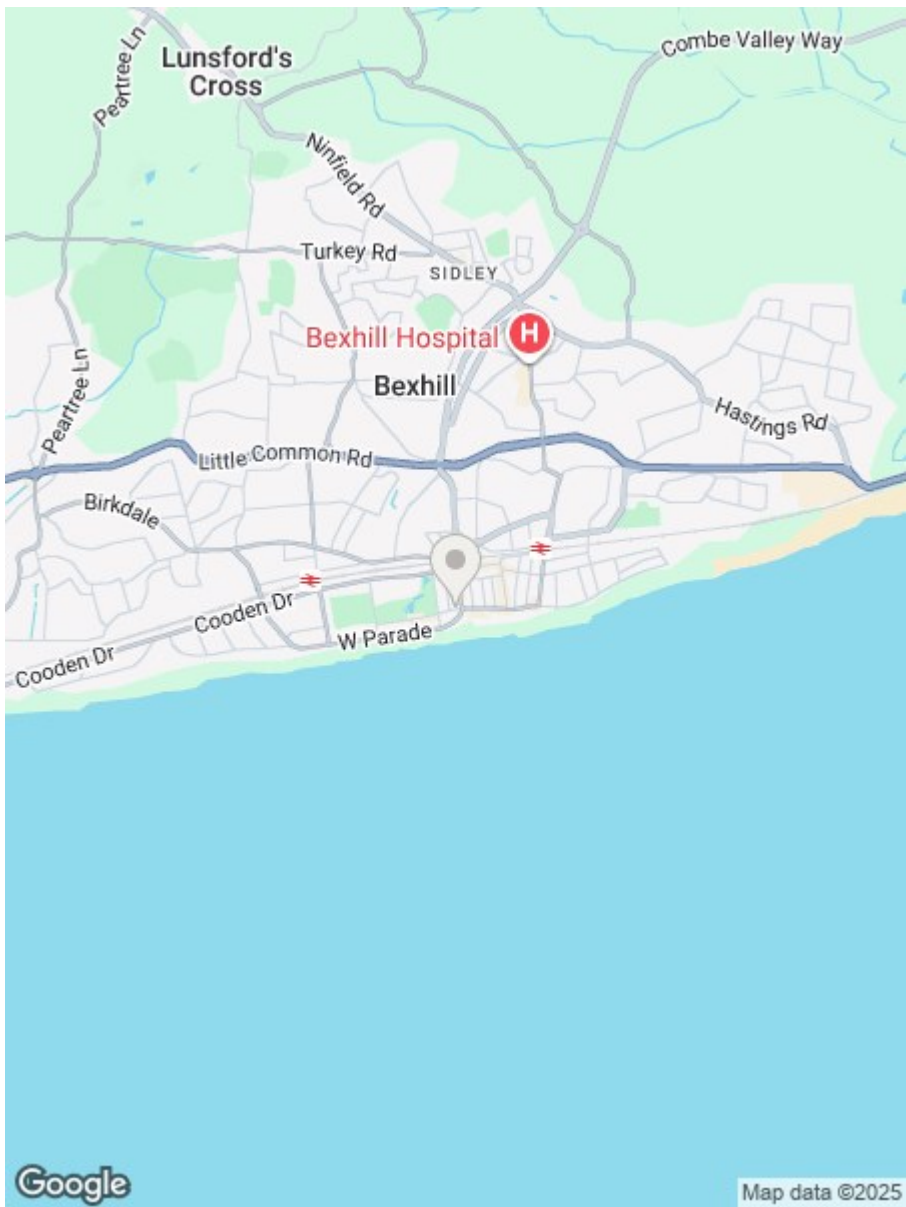
2ND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



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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