

**RUSH
WITT &
WILSON**



**9 Marina Court Marina, Bexhill-On-Sea, East Sussex TN40 1BW
£138,500 Leasehold**

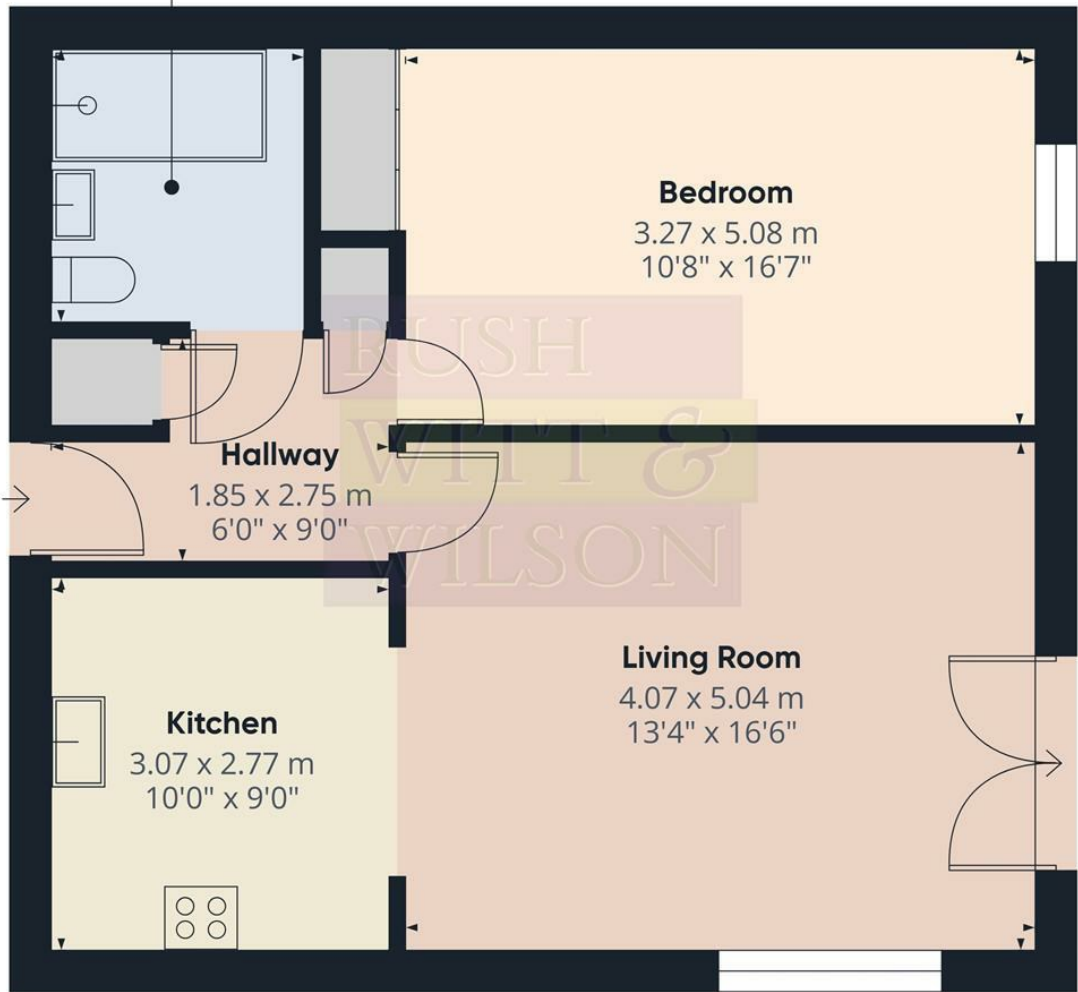
About the property

A spacious one bedroom ground floor apartment, with sea views, comprising, entrance hall, large kitchen, dual aspect living room with Juliette balcony, large double bedroom with built in wardrobe cupboards and modern shower room suite. Other internal benefits include electric heating system and double glazed windows and doors throughout.

Other benefits include an on site manager, communal lounge with seafront facing conservatory, games room, guest suite and laundry facilities. Externally, the property offers a gated secure underground car park with allocated parking space with additional residents parking in the car park. Conveniently situated within direct and easy access to the seafront, Bexhill town centre and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill.



Shower Room
2.26 x 2.05 m
7'5" x 6'8"



Bedroom
3.27 x 5.08 m
10'8" x 16'7"

Hallway
1.85 x 2.75 m
6'0" x 9'0"

Kitchen
3.07 x 2.77 m
10'0" x 9'0"

Living Room
4.07 x 5.04 m
13'4" x 16'6"

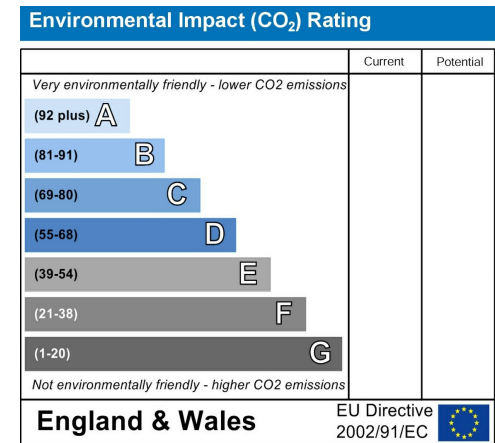
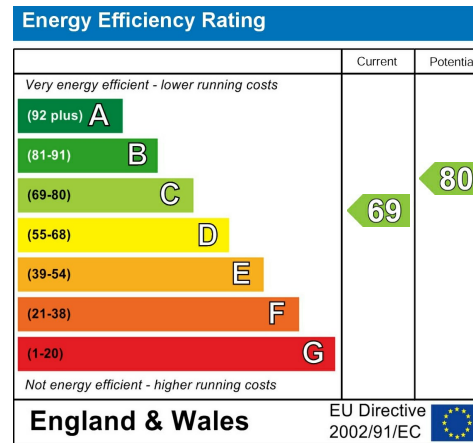
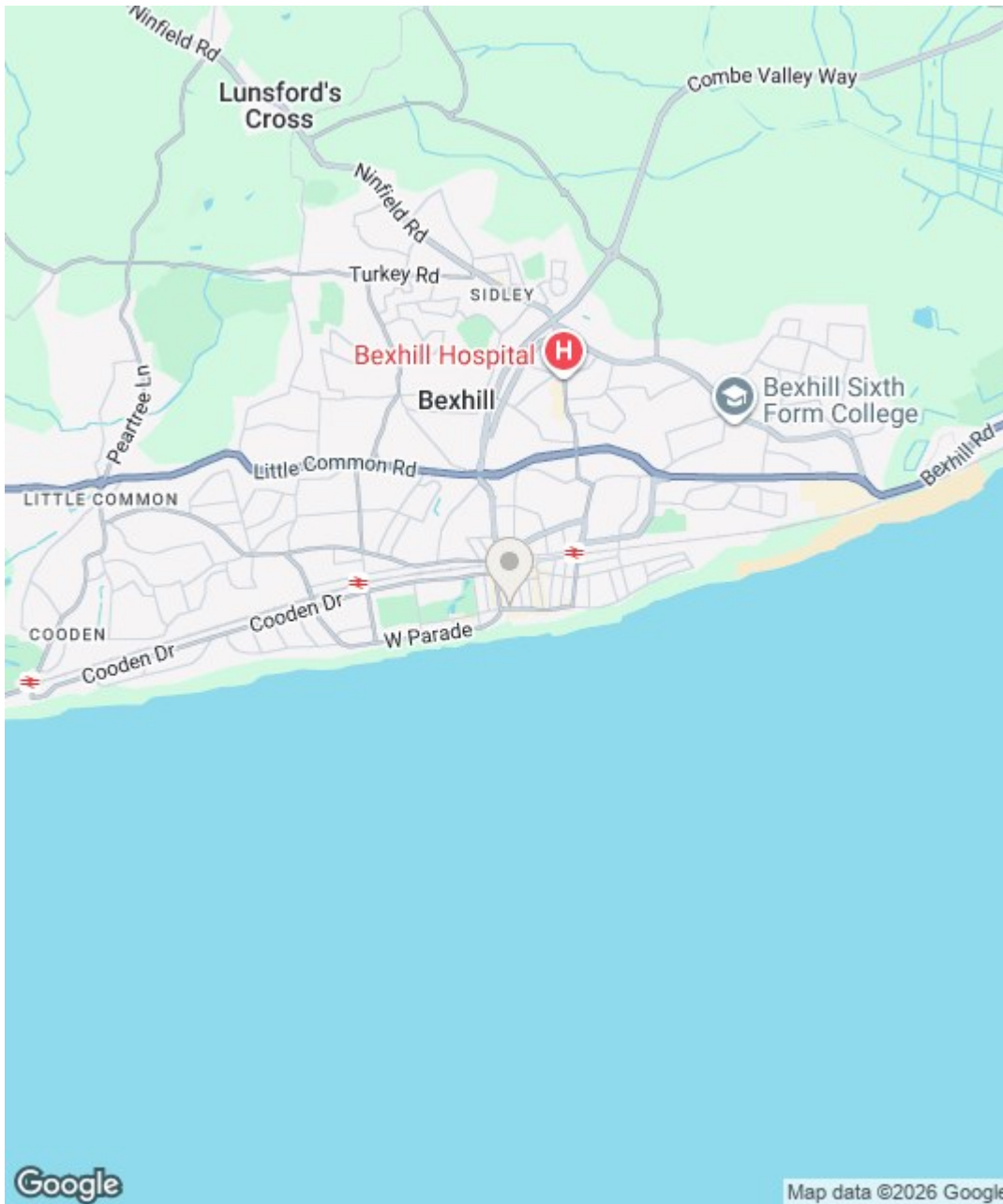


Approximate total area⁽¹⁾
57 m²
613 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - C

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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