

**RUSH
WITT &
WILSON**



**17 South Beach Apartments Sea Road, Bexhill-On-Sea, East Sussex TN40 1FJ
Offers In Excess Of £265,000 Leasehold**

About this property

This stunning two-bedroom flat offers a delightful blend of modern living and coastal convenience. Spanning an impressive 773 square feet, this purpose-built apartment is situated on the second floor of a beautifully designed building.

As you enter, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The modern kitchen/living room is well-equipped, making it a joy for any home cook. The flat features two inviting bedrooms, designed to offer a peaceful retreat after a long day. The contemporary bathroom adds to the overall appeal, providing a stylish and functional space.

One of the standout features of this property is the sun balcony, where you can enjoy the fresh sea air and bask in the sunshine. Additionally, the flat benefits from underground parking, providing convenience and security for your vehicle. With lift access, this apartment is easily accessible for all.

This property is just a stone's throw from the beach, allowing you to enjoy the beautiful coastline at your leisure. Bexhill town centre and the train station are also within easy reach, making this flat an ideal choice for those who appreciate both tranquillity and connectivity.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



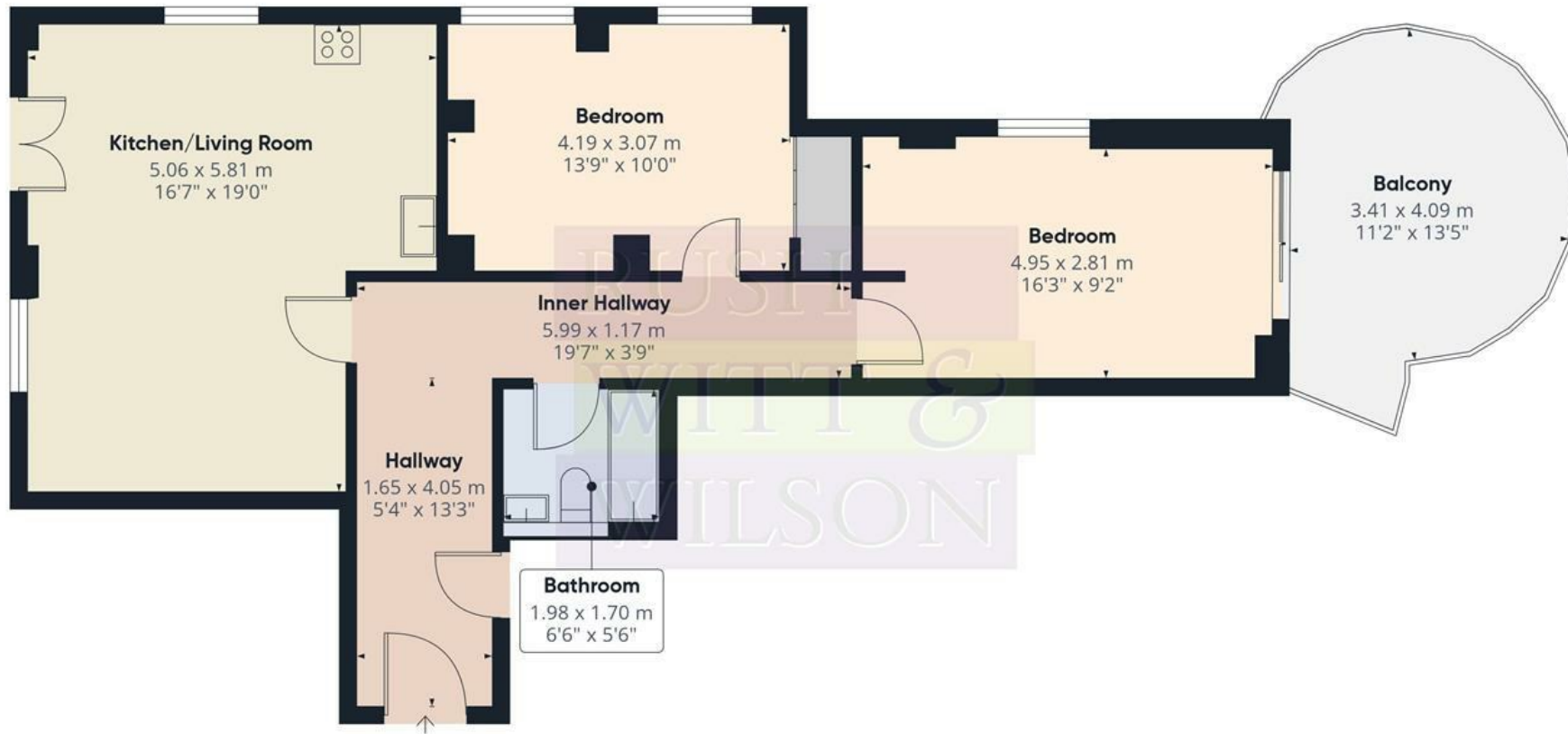
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Approximate total area⁽¹⁾

71.8 m²
773 ft²

Balconies and terraces

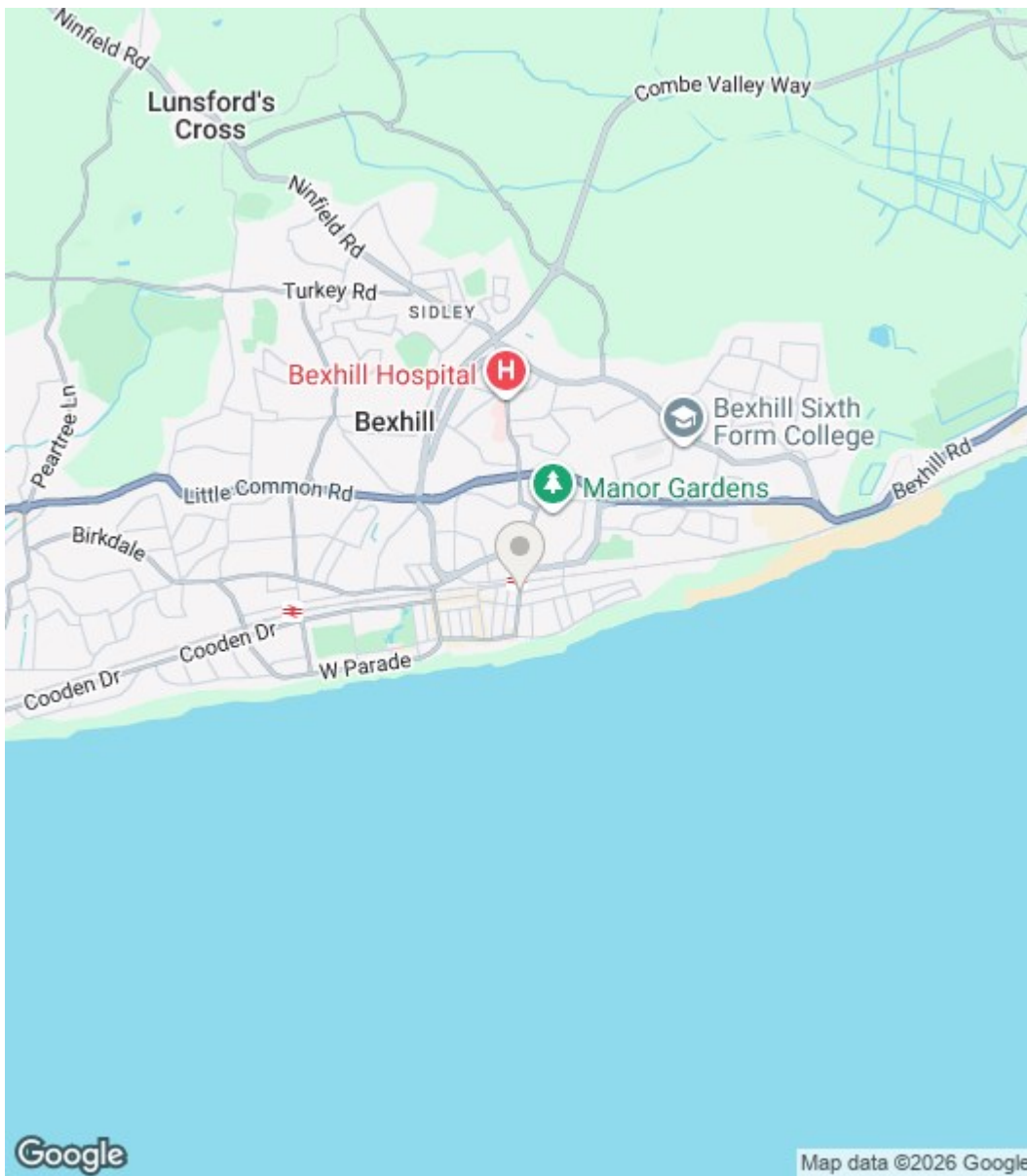
13.4 m²
144 ft²

(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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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>



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