

**RUSH
WITT &
WILSON**



**5 Queens Court West Parade, Bexhill-On-Sea, East Sussex TN39 3HT
£235,000 Share of Freehold**

About this property

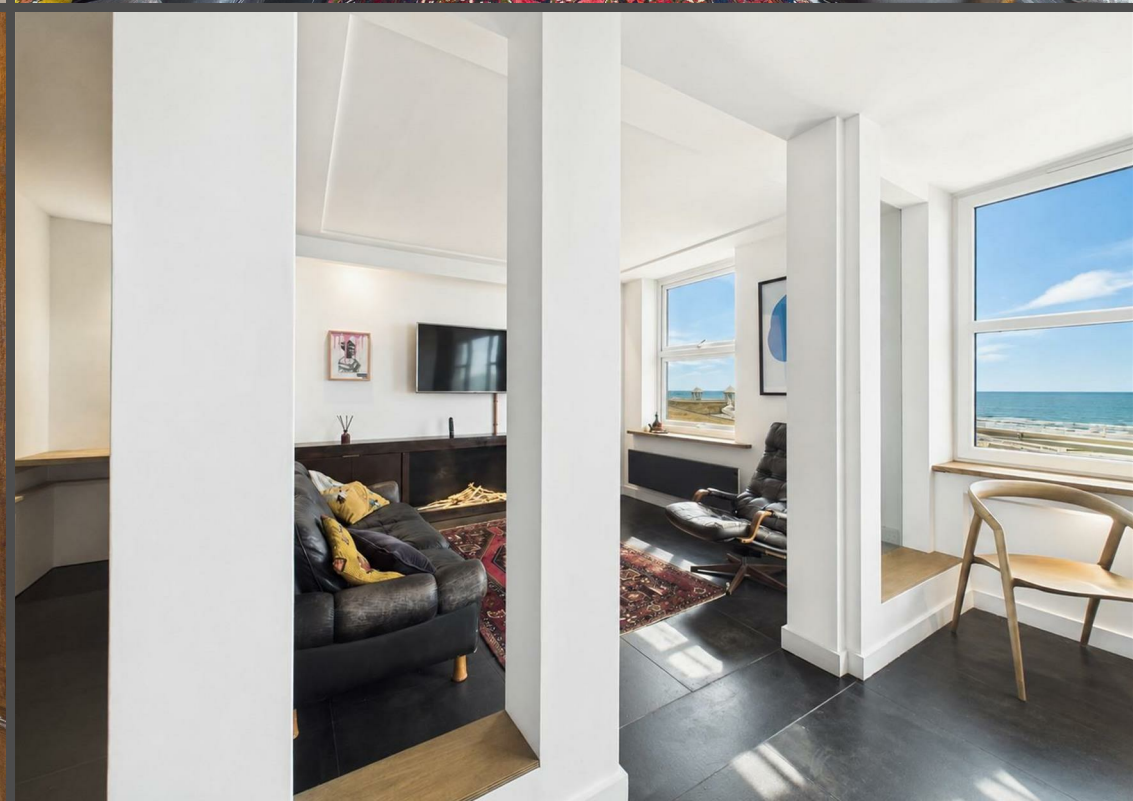
A stunning seafront apartment, with picturesque views from the southern elevation, presented to an extremely high standard by the current vendors, comprising, entrance hall, fitted kitchen/dining room, living room, two double bedrooms, modern shower room suite and utility space. Other internal benefits include electric heating throughout and double glazed windows and doors. The property has been tastefully renovated from the vendors, creating a stunning central entertaining space, maximising the coastal living life style. The properties annual service charge is £1,740.

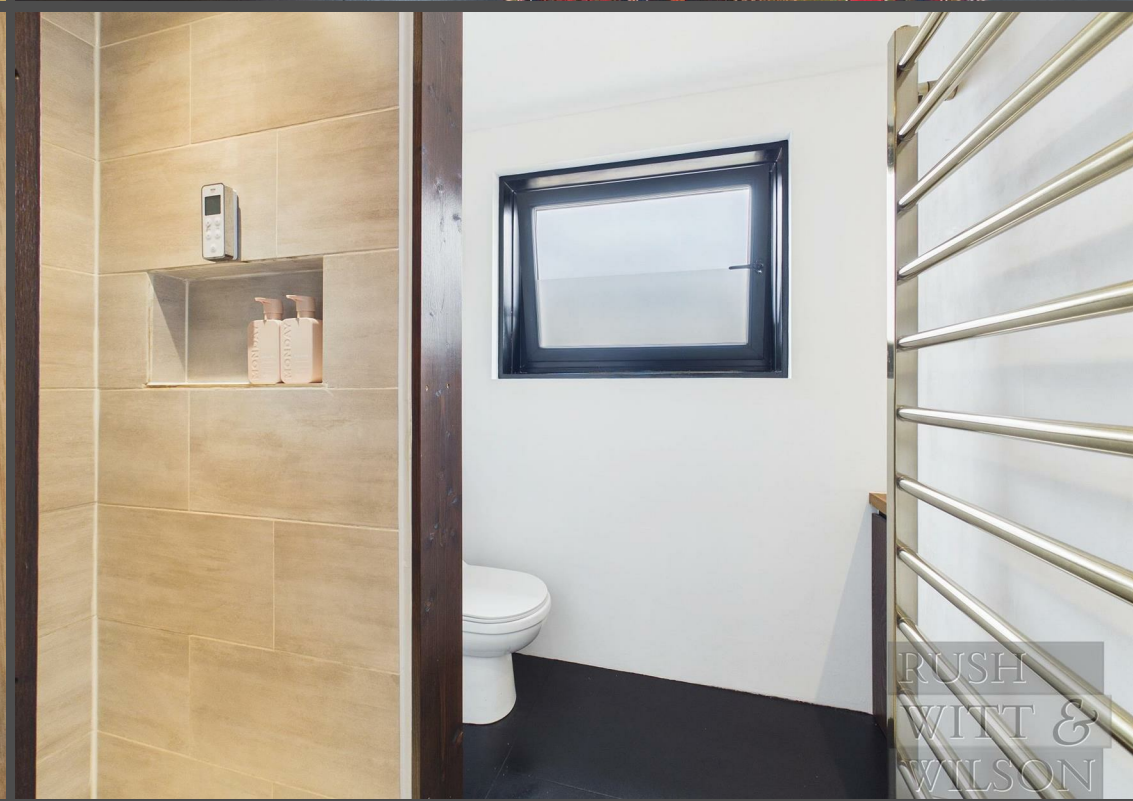
Externally, the property boasts use of a garage en-bloc, accessed via a rear gated driveway for the use of residents only.

The property is situated along Bexhill's seafront, with views stretching from east to west along the coastline, with The De La Warr Pavilion and the stunning De La Warr Green complimenting the far reaching sea views. The property is within close proximity to Bexhill train station and Bexhill town centre, which offers a wide range of amenities.

Viewings are highly recommended by Rush, Witt & Wilson Bexhill.









Floor 0

Approximate total area⁽¹⁾

85.9 m²

925 ft²



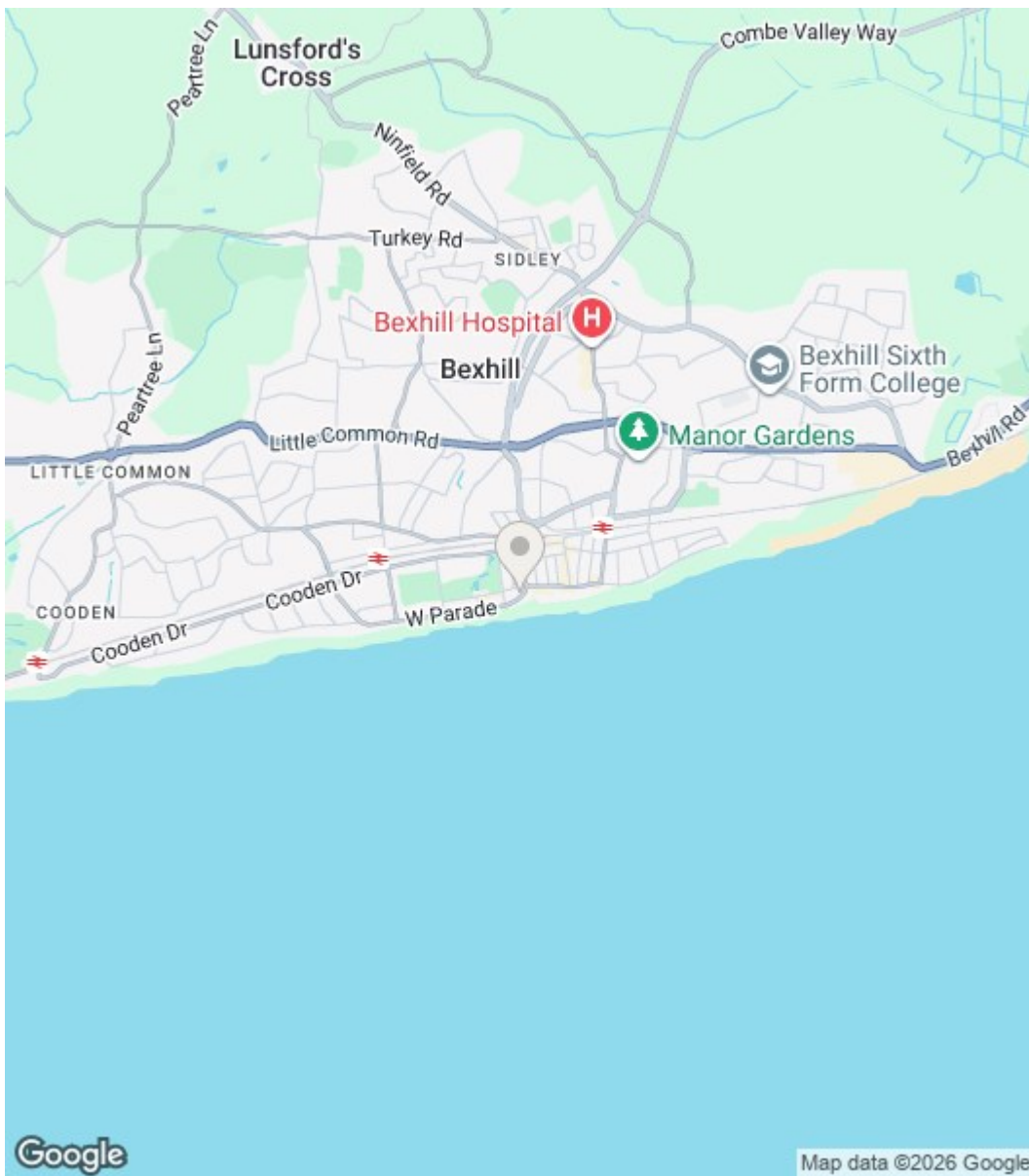
Floor 1

(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 - B

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:

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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.
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