

**RUSH  
WITT &  
WILSON**



**Tobago West Parade, Bexhill-On-Sea, East Sussex TN39 3YB  
£475,000 Leasehold**

## About this property

A stunning seafront apartment, situated on the first floor (lift & stair access), comprising, large private entrance hallway, living room with stunning sea views and door onto sun balcony, double doors leading to the dining room, with door leading out onto additional sun balcony, three double bedrooms, modern bathroom suite and separate wc. Other internal benefits include electric heating throughout and double glazed windows and doors.

Externally, the property boasts use of two private south facing sun balconies, extensive communal gardens to enjoy and garage en-bloc.

The property comes stunning along Bexhill's picturesque seafront, within very short walking distance to Egerton Park and Bexhill Town Centre, with its wide range of amenities.

Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.





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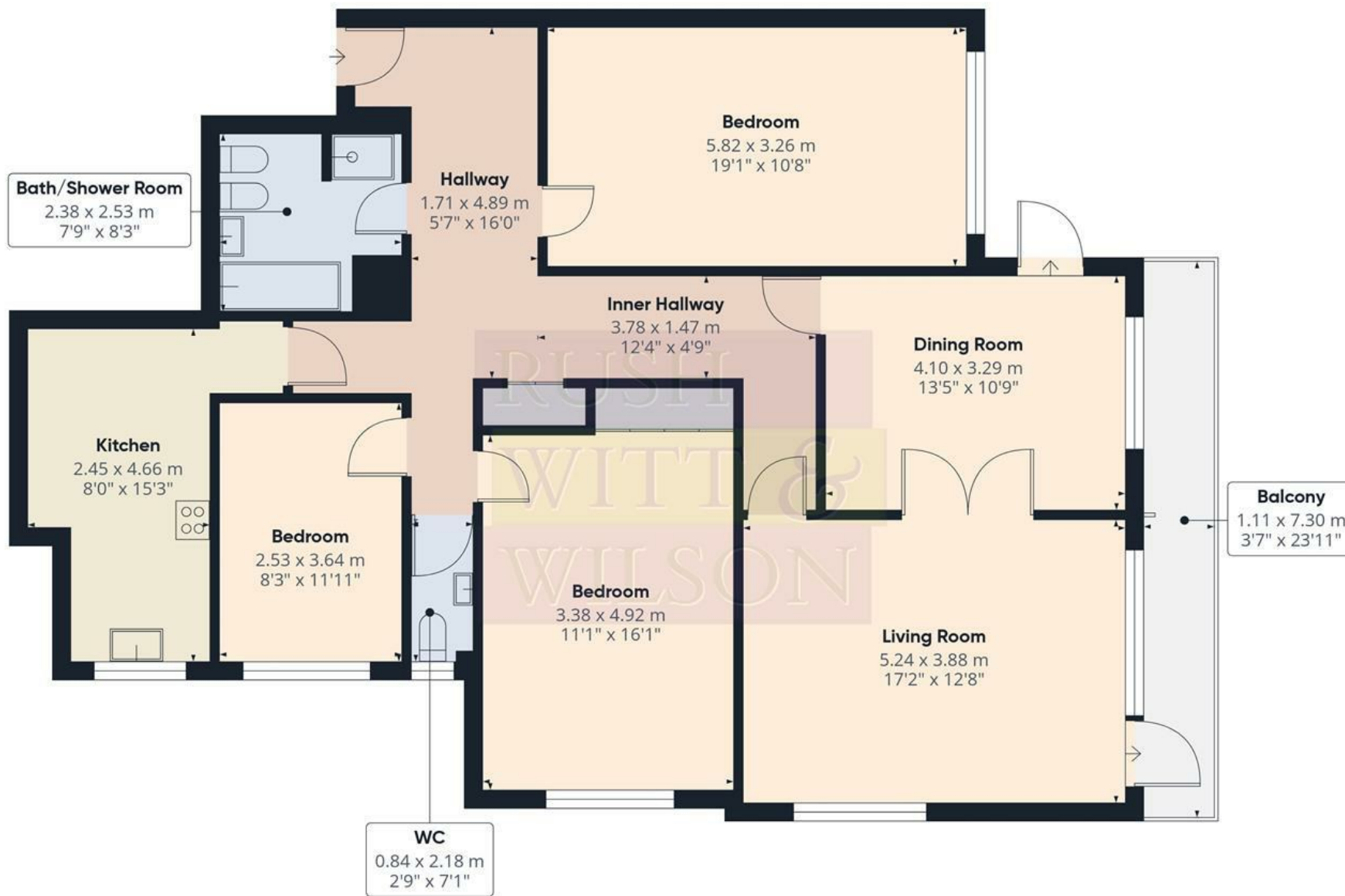
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**Approximate total area<sup>(1)</sup>**

121.9 m<sup>2</sup>  
1312 ft<sup>2</sup>

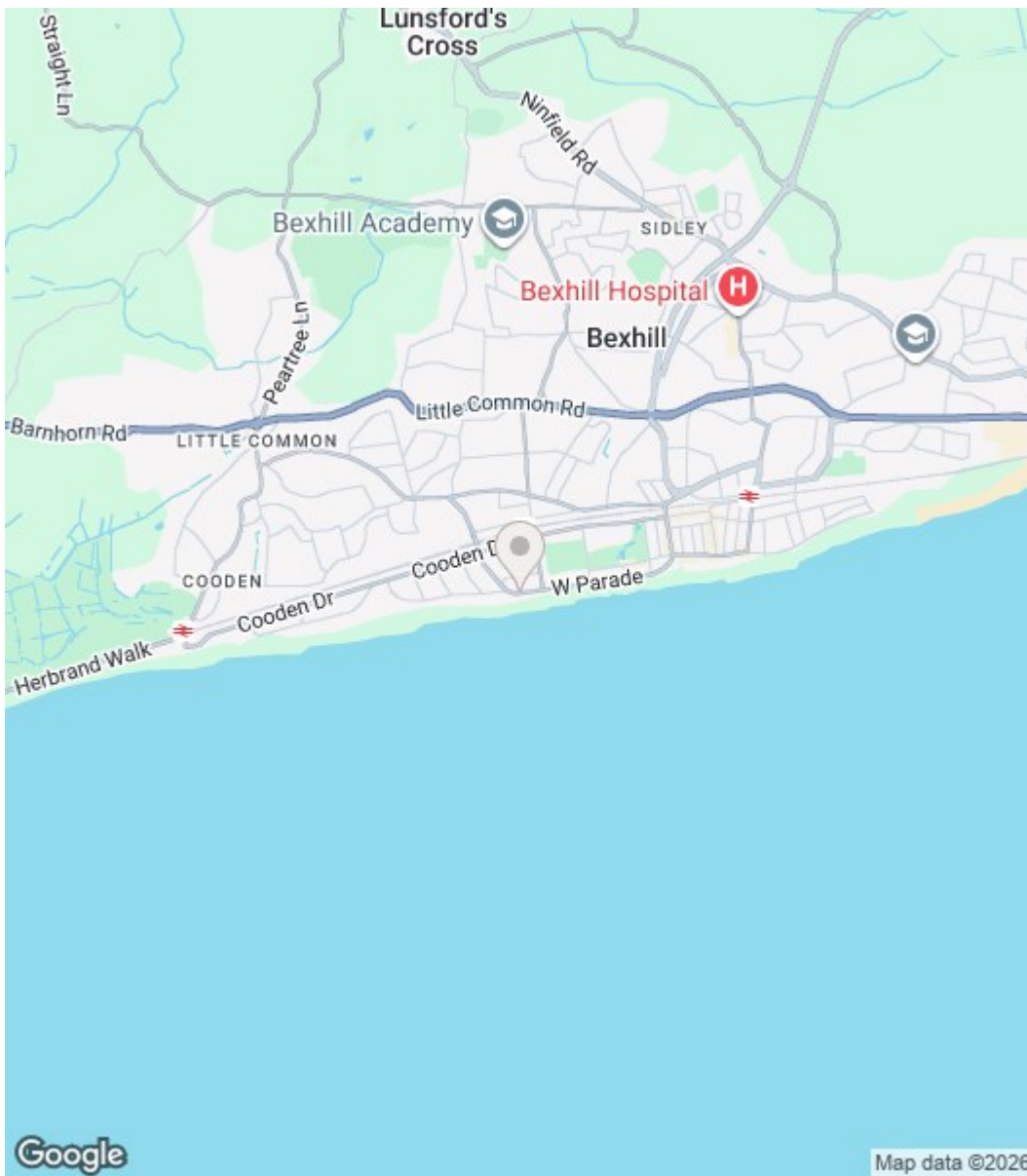
**Balconies and terraces**

8 m<sup>2</sup>  
86 ft<sup>2</sup>

(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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	

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.

Important Notice:

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