

**RUSH
WITT &
WILSON**



**Flat 5, South Beach Apartments Sea Road, Bexhill-On-Sea, TN40 1FJ
Offers In Excess Of £239,000 Leasehold**

About this property

A luxurious ground floor apartment, presented to an extremely high standard by the current vendors, comprising entrance hallway, living/ dining room, modern fitted kitchen, two double bedrooms with the main benefitting from ensuite and separate bathroom suite. Other internal benefits include electric heating system and double glazed windows and doors throughout.

Externally, the property boasts use of a private sun terrace which comes extensive in size, ideal for 'Alfresco dining' and enclosed to all sides offering privacy and seclusion. The property also benefits from underground secure car parking.

The property is situated in the heart of Bexhill's town centre, within easy reach of local amenities and a stones throw from the seafront, and public transport routes.

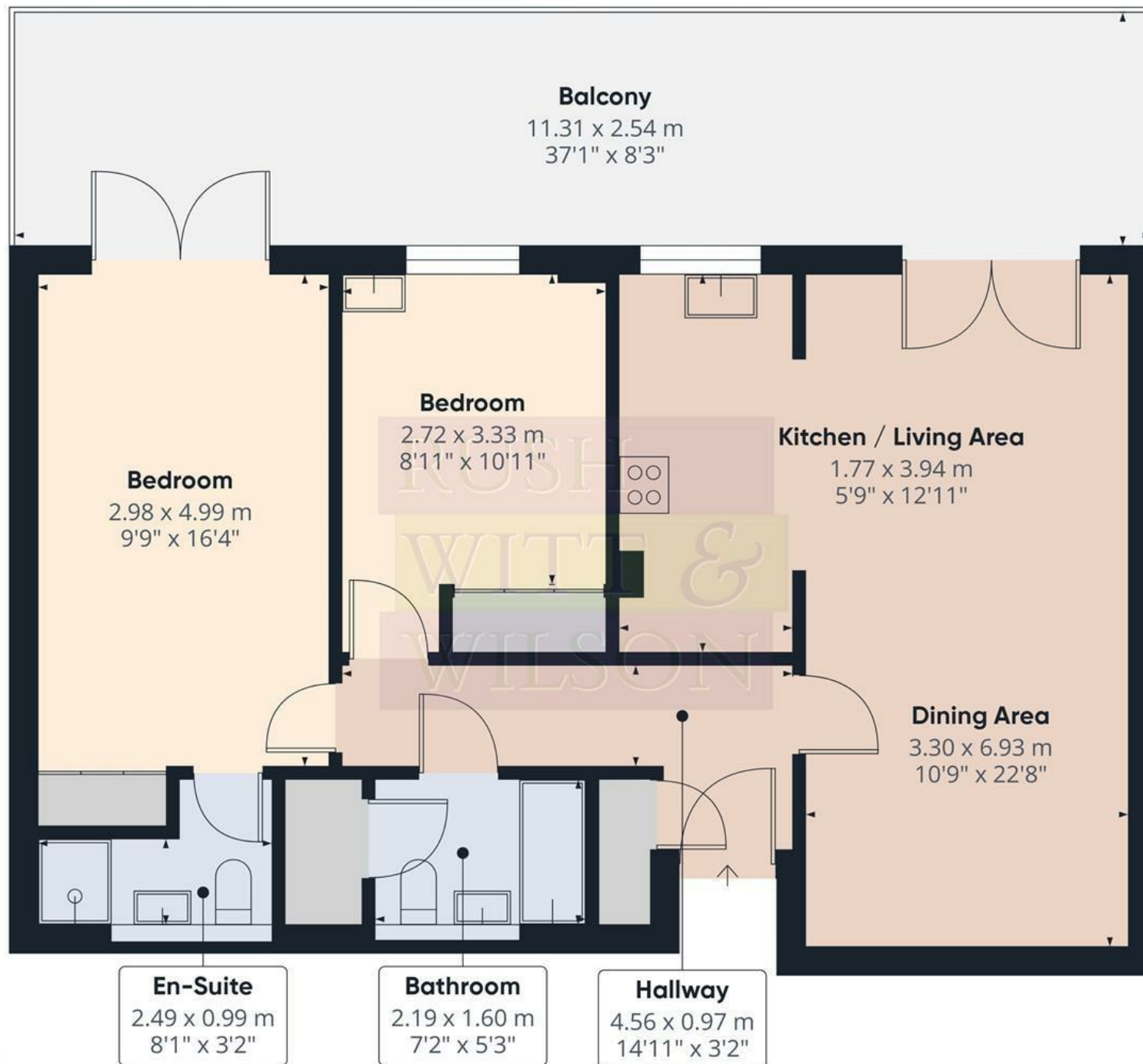
Viewings are highly recommended by Rush, Witt & Wilson sole agents.

The current vendors also have ownership of a brick built beach chalet which can be viewed and negotiated if any purchasers are interested









Approximate total area⁽¹⁾

71.4 m²

769 ft²

Balconies and terraces

28.6 m²

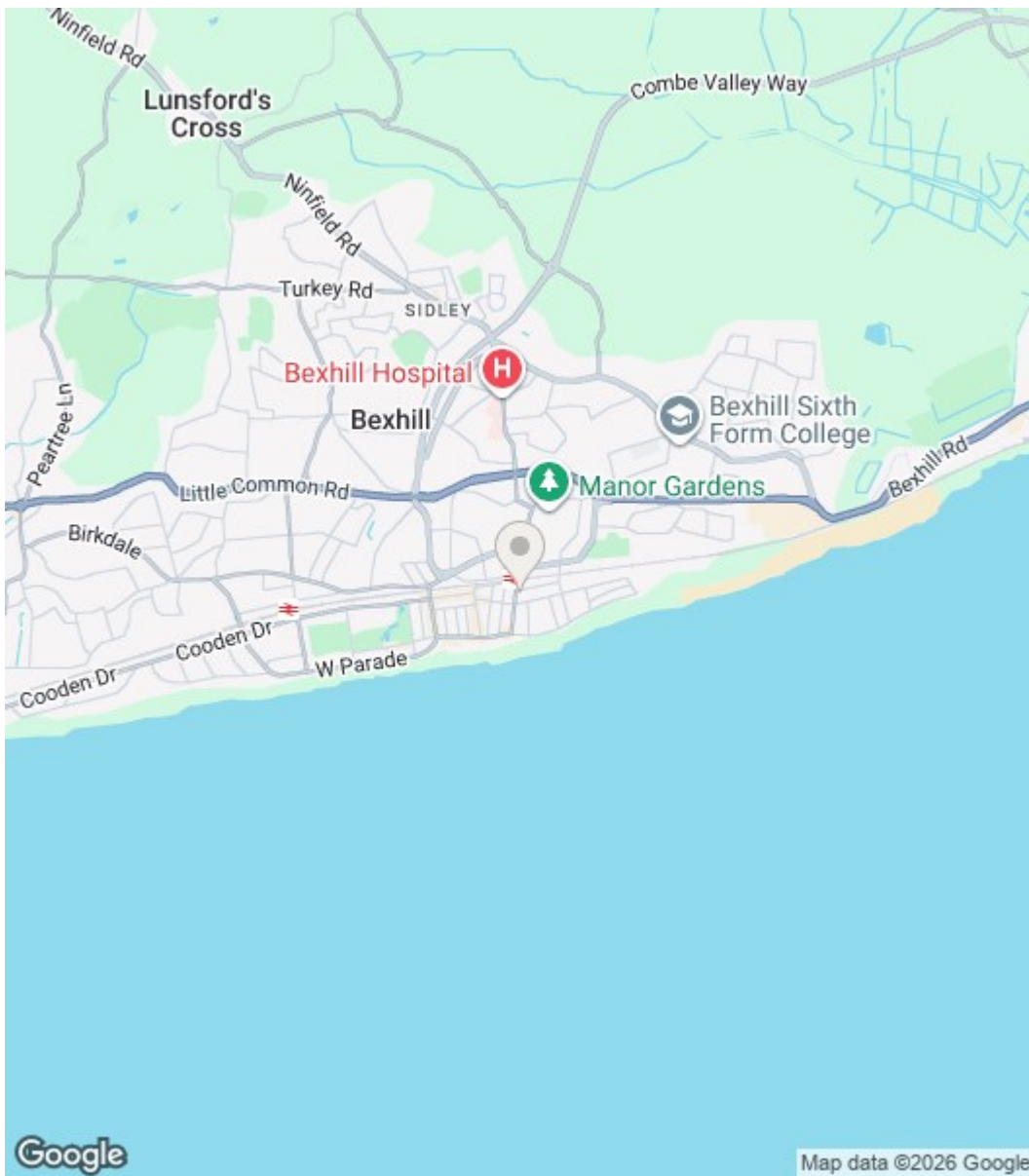
308 ft²

(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		
	82	82
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).
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