

RUSH  
WITT &  
WILSON



**Flat 4 Lismore Court, 3 West Parade, Bexhill-On-Sea, East Sussex TN39 3HR**  
**£227,000**

**A beautifully presented second floor, two bedroom flat with stunning sea views, modern re-fitted kitchen, modern bathroom, entry-phone system, double glazed windows throughout, gas central heating system, beautifully presented by the current vendors, viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



## **Communal Entrance Hall**

With entry-phone system, stairs to the second floor.

measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

## **Private Entrance Hallway**

Entrance door, entry-phone system, double radiator, window to the side elevation, large built in storage cupboard housing the gas central heating and domestic hot water boiler.

## **Living Room**

15'0" x 12'8" (4.58 x 3.88 )

Two windows overlook the south easterly elevation with stunning views of the De La Warr Pavilion and the English Channel, Bexhill's beautiful seafront and promenade, double radiator.

## **Kitchen**

9'4" x 8'0" (2.87 x 2.46)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with composite worktops, plumbing for dishwasher, plumbing for washing machine, integrated oven and grill, induction hob, extractor canopy and light.

## **Bedroom One**

14'3" x 12'4" (4.36 x 3.77 )

Windows overlook the rear elevation, double radiator, wardrobe cupboards.

## **Bedroom Two**

12'7" x 11'1" (3.86 x 3.40 )

Window to the front elevation with stunning sea views, double radiator.

## **Bathroom**

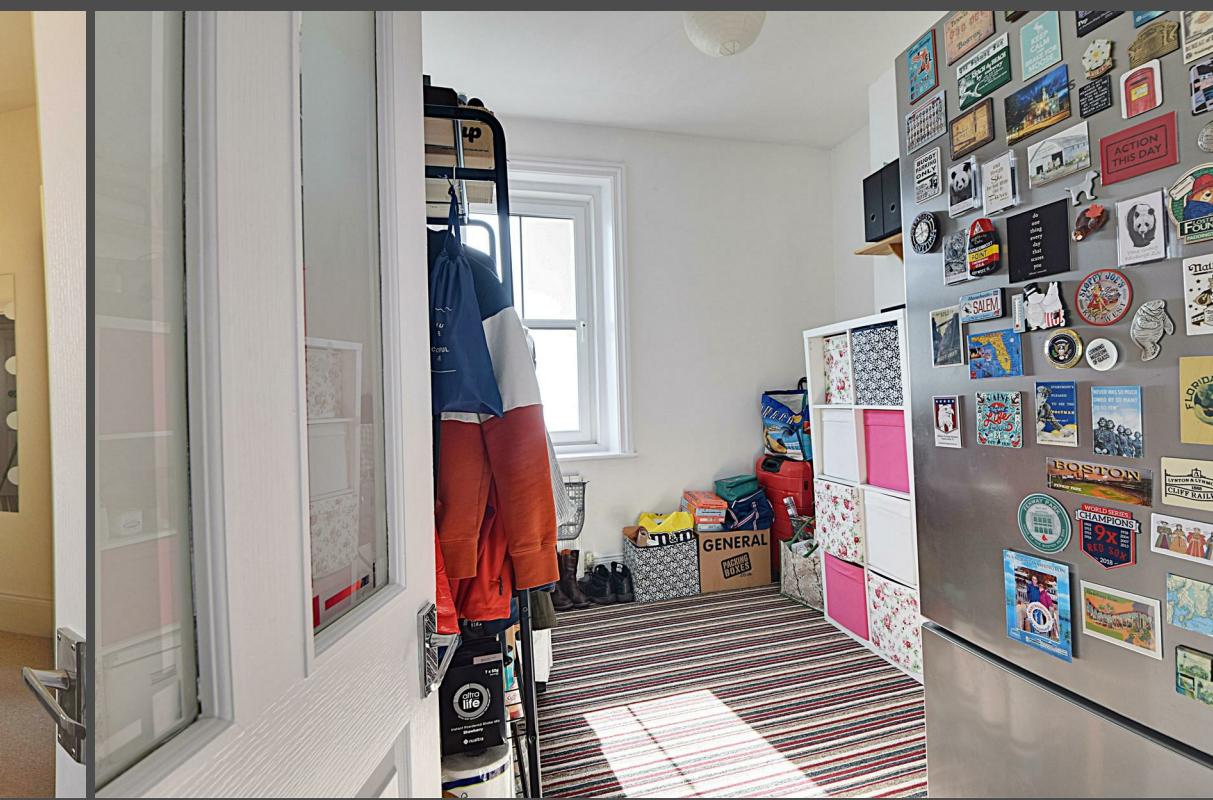
Suite comprising panelled shower bathe with shower screen, hand shower attachment and shower controls, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, heated chrome towel rail, obscured glass window to the side elevation.

## **Lease And Maintenance**

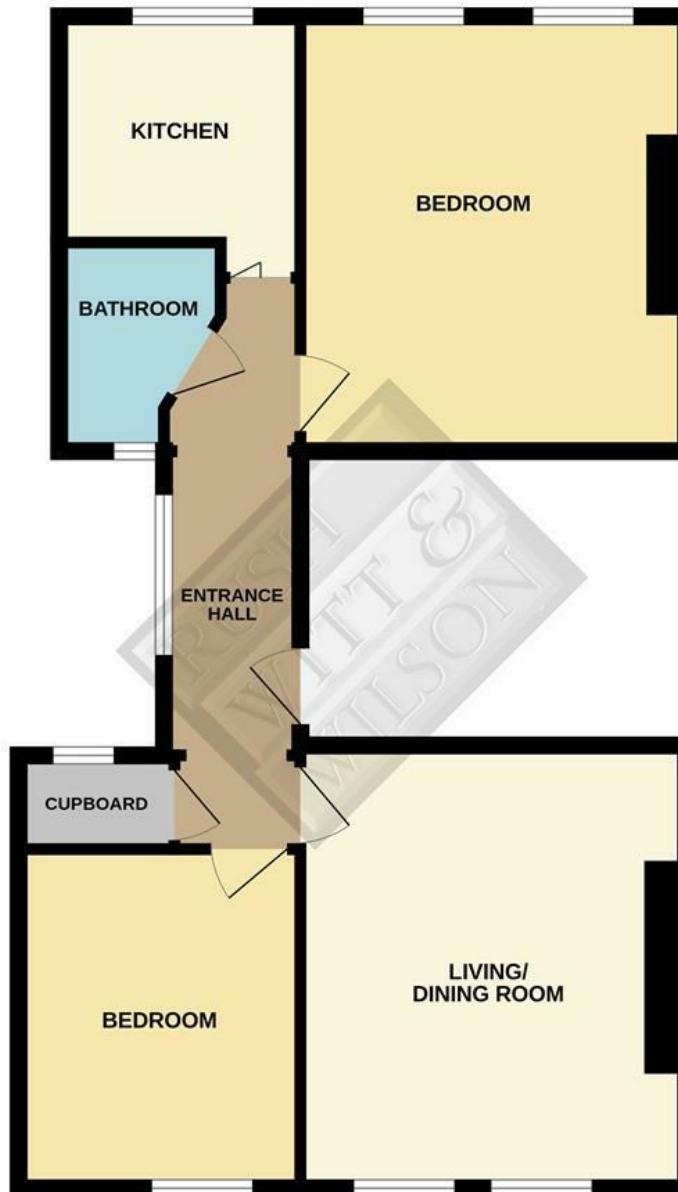
Share Of Freehold. Remainder of 999 year lease from 29 September 1977, Service Charge £60 p/m, 1/5 Share of any additional maintenance cost as and when required.

## **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

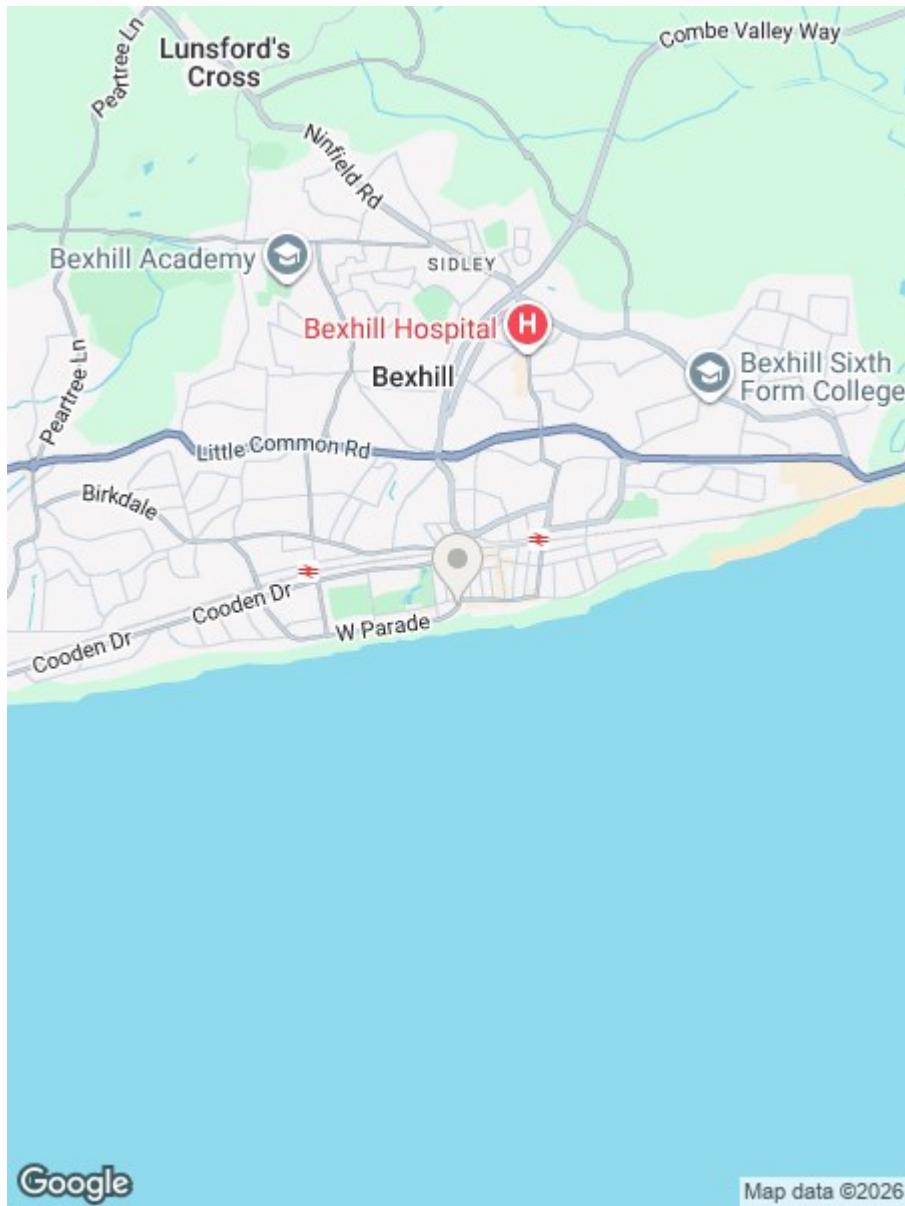


2ND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Residential Estate Agents  
Lettings & Property Management



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>	73	81
(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

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