

**RUSH
WITT &
WILSON**



RUSH
WITT &

10 Oswald Court Larkhill, Bexhill-On-Sea, East Sussex TN40 1TZ
Offers In Excess Of £235,000 Share of Freehold

About this property

A truly remarkable two bedroom second floor apartment, offering stair and lift access, with breathtaking elevated views across Bexhill towards the sea and Beachy Head.

The property comes extremely well presented with the accommodation comprising an entrance hallway, modern fitted kitchen, two generous double bedrooms, both enjoying far-reaching sea views stretching towards Beachy Head, a modern fitted shower room, and a stunning living/dining room taking full advantage of the property's elevated position and impressive outlook. Further benefits include gas central heating to radiators and double-glazed windows and doors.

Externally, residents have use of the well maintained communal lawn, while the property also benefits from a garage en-bloc.

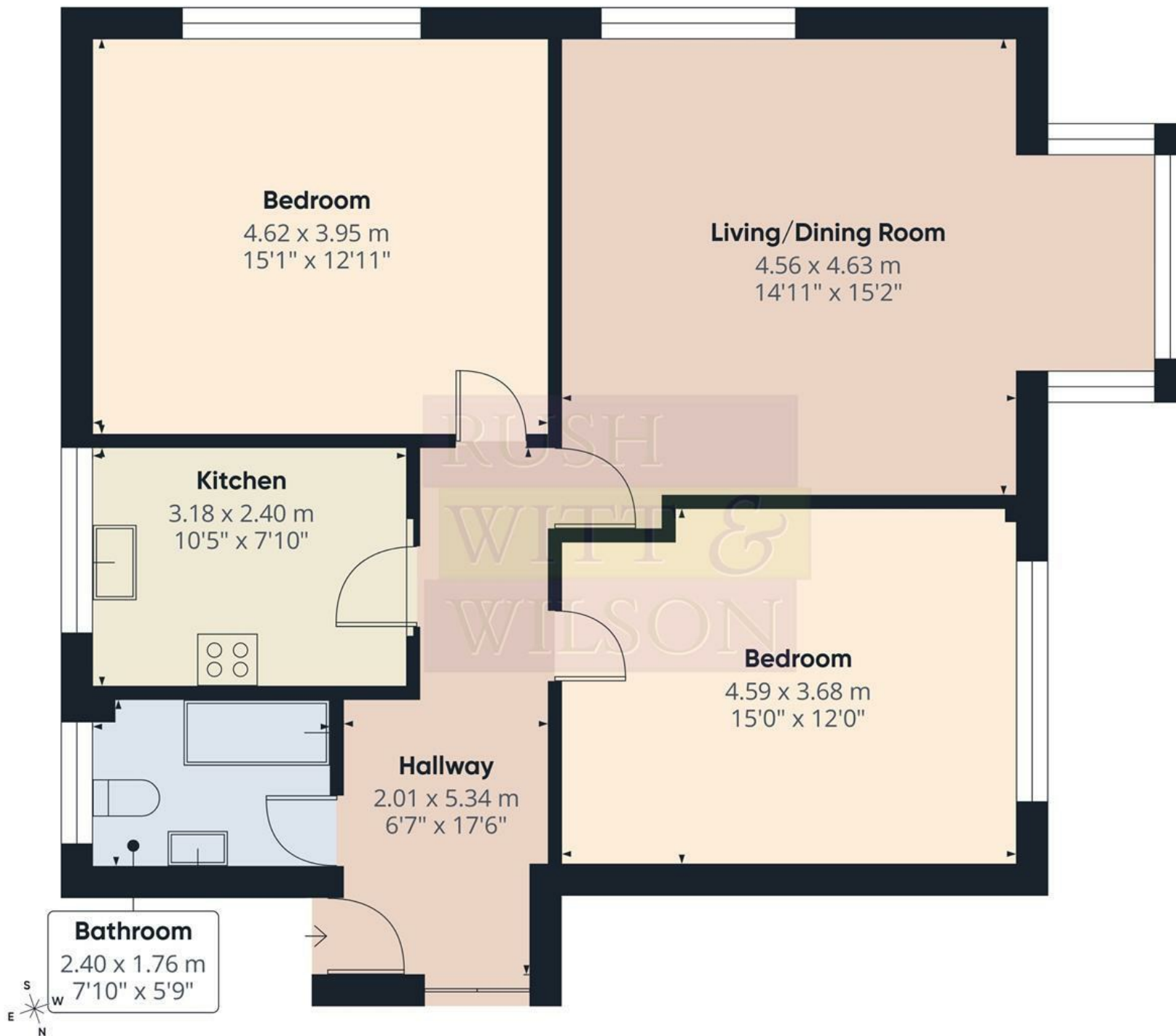
The apartment comes situated in this highly convenient location, within easy reach of Bexhill Town Centre and its wide range of amenities, Bexhill Railway Station and the seafront.

Viewing comes highly recommended by Rush, Witt & Wilson, Sole Agents, to fully appreciate the excellent accommodation, enviable position and truly stunning views this property has to offer.









Approximate total area⁽¹⁾

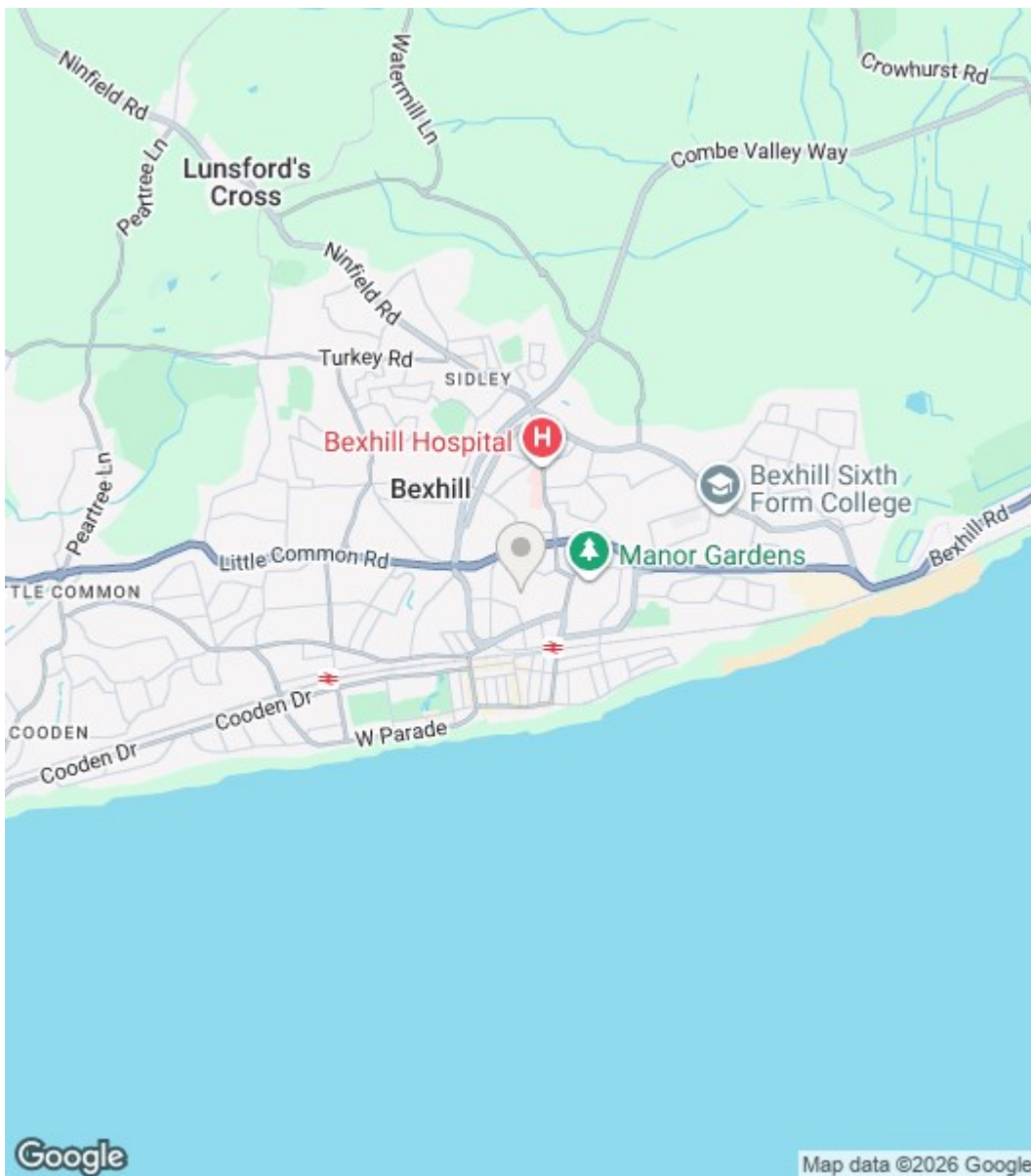
80.7 m²

869 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>

**RUSH
WITT &
WILSON**

**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**