

**RUSH  
WITT &  
WILSON**



**17 St. James Heights Paradise Walk, Bexhill-On-Sea, East Sussex TN40 2LG  
Offers In Excess Of £169,000**

**Bright and spacious two bedroom third floor apartment situated in this highly convenient location of Bexhill offering bright and spacious accommodation throughout. The property comprises large kitchen/dining/living Room, two double bedrooms with the main bedroom benefiting from an en-suite, additional bathroom and a stunning sun balcony with beautiful views across towards the sea. Other internal benefits include underfloor heating throughout and double glazed windows and doors. Viewings come highly recommended by Rush Witt & Wilson, sole agents Bexhill.**



### **Communal Entrance Hallway**

Stairs and lift leading to the third floor.

### **Private Entrance Hallway**

Entryphone system, large storage cupboard.

### **Kitchen/Dining/Living Room**

22'2 x 14'5 (6.76m x 4.39m)

Dual aspect with double glazed windows to the front and side elevations with stunning far reaching views across Bexhill towards the sea and Hastings, underfloor heating system, door leading out to the sun balcony. Fitted kitchen with a a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven, four ring electric hob and extractor fan and canopy above, integrated fridge and freezer, space and plumbing for washing machine, underfloor heating.

### **Sun Balcony**

Stunning views towards the sea.

### **Bedroom One**

21'3 x 8'7 (6.48m x 2.62m )

Double glazed window to the side elevation with stunning sea views, double glazed glass panelled door giving access onto the sun balcony, underfloor heating.

### **En-Suite**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with wall mounted shower controls, shower attachment, chrome shower head, underfloor heating.

### **Bedroom Two**

10'10 x 8'1 (3.30m x 2.46m)

Double glazed windows to the side elevation, beautiful sea views, underfloor heating.

### **Family Bathroom**

Modern suite comprising wc with low level flush, wash hand basin with mixer tap, panelled bath with chrome mixer tap, hand shower attachment, chrome heated towel rail, part tiled walls, underfloor heating.

### **Outside**

### **Parking**

Allocated of road parking.

### **Lease & Maintenance**

The Lease is 125 years from 2009 with 109 years remaining.

Maintenance - £1,800 per annum

Ground Rent - £250 per annum

### **Agents Note**

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:

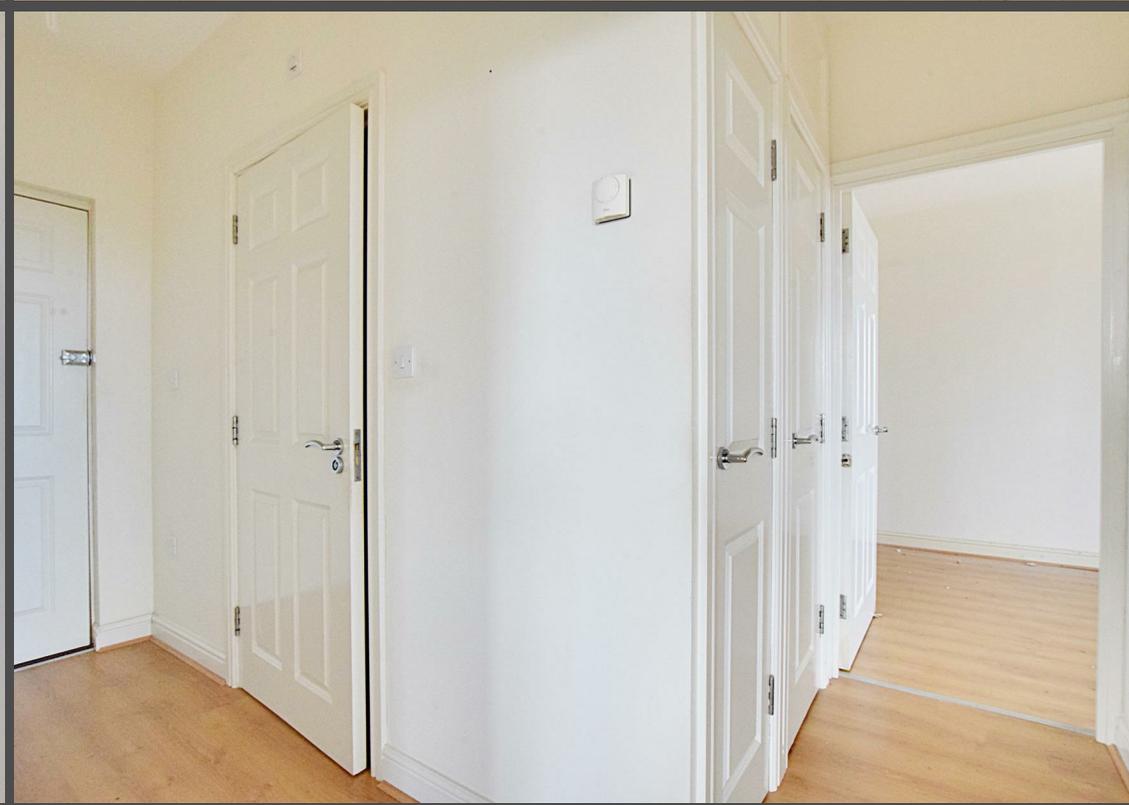
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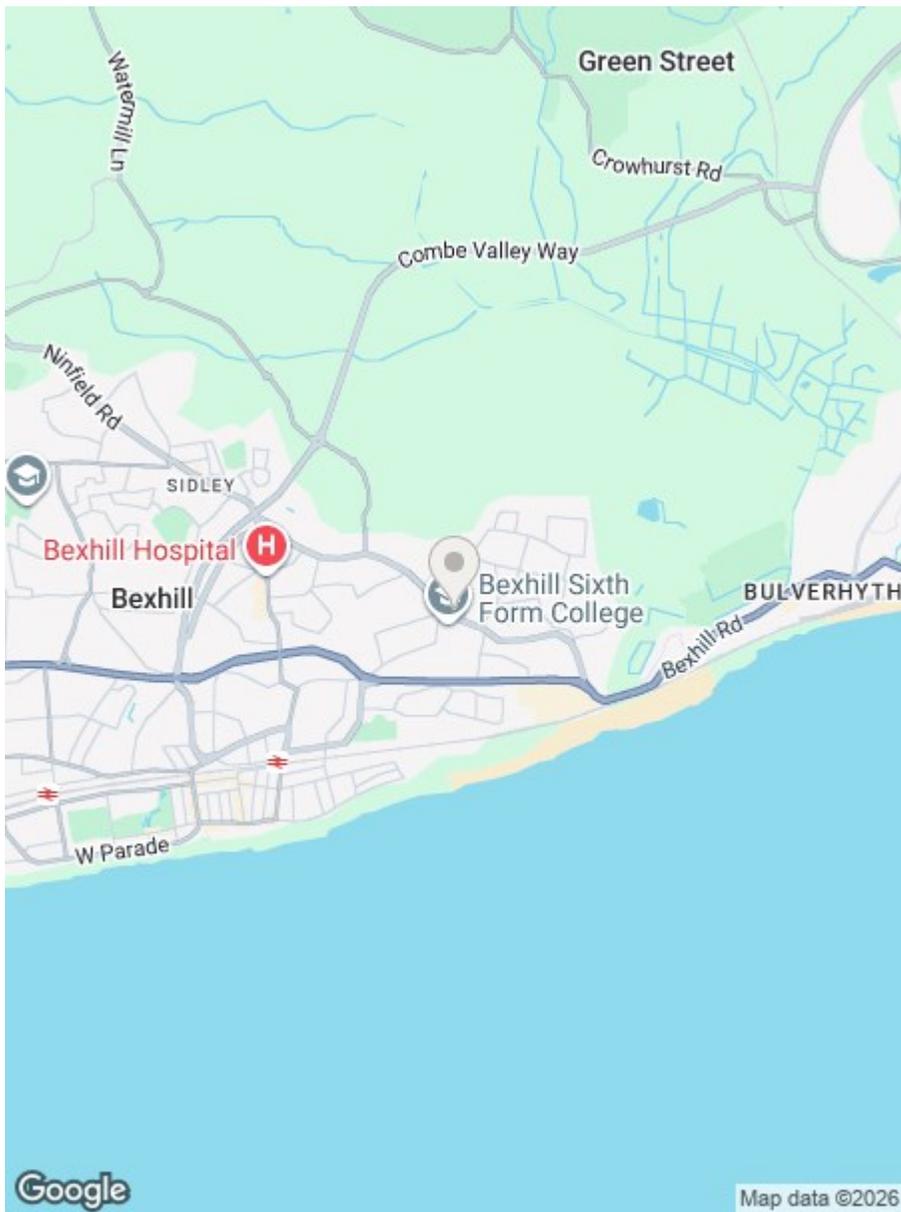


3RD FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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