

**RUSH  
WITT &  
WILSON**



**17 South Beach Apartments Sea Road, Bexhill-On-Sea, East Sussex TN40 1FJ  
Offers In Excess Of £274,000 Leasehold**

## About this property

This stunning two-bedroom flat offers a delightful blend of modern living and coastal convenience. Spanning an impressive 773 square feet, this purpose-built apartment is situated on the second floor of a beautifully designed building.

As you enter, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The modern kitchen/living room is well-equipped, making it a joy for any home cook. The flat features two inviting bedrooms, designed to offer a peaceful retreat after a long day. The contemporary bathroom adds to the overall appeal, providing a stylish and functional space.

One of the standout features of this property is the sun balcony, where you can enjoy the fresh sea air and bask in the sunshine. Additionally, the flat benefits from underground parking, providing convenience and security for your vehicle. With lift access, this apartment is easily accessible for all.

This property is just a stone's throw from the beach, allowing you to enjoy the beautiful coastline at your leisure. Bexhill town centre and the train station are also within easy reach, making this flat an ideal choice for those who appreciate both tranquillity and connectivity.





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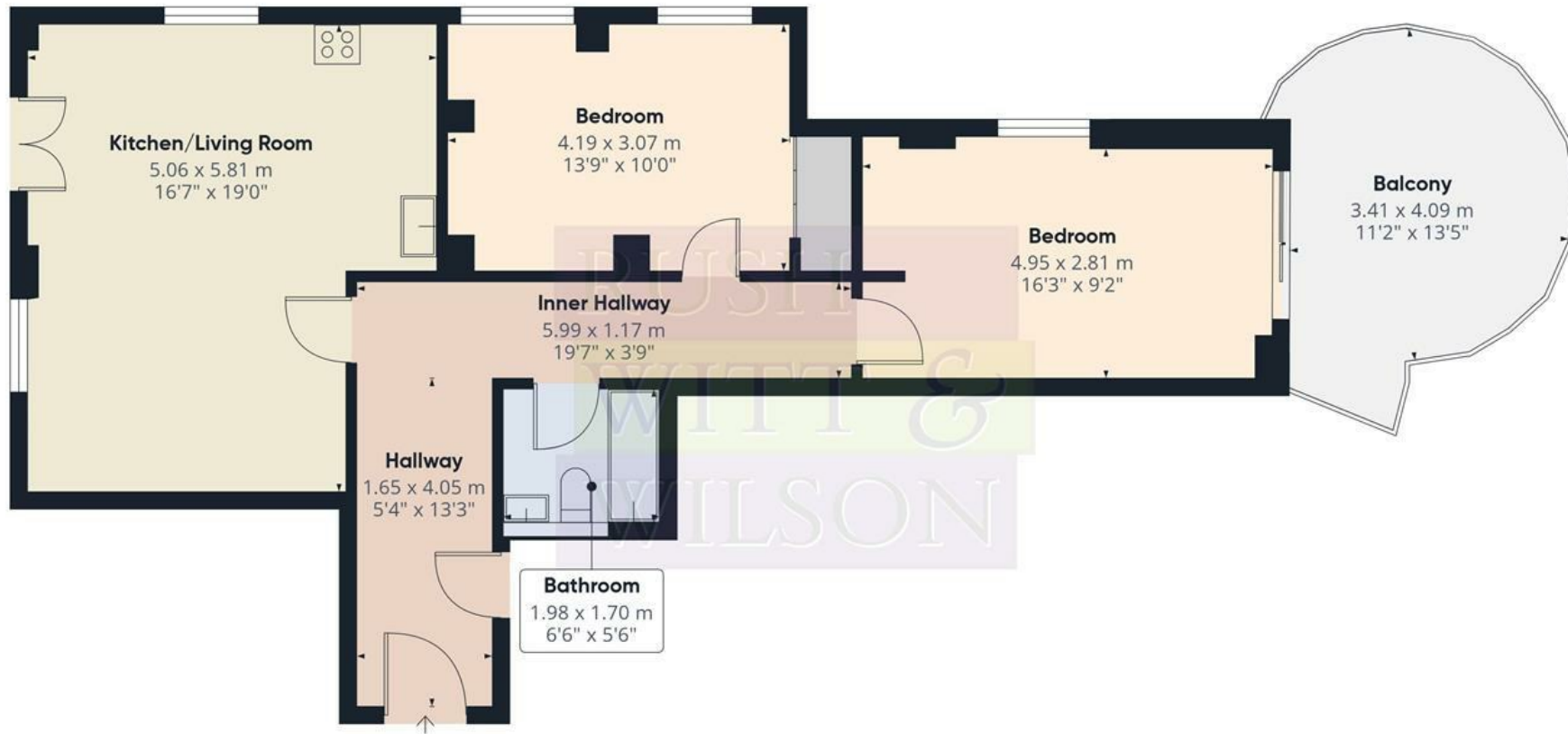
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**Approximate total area<sup>(1)</sup>**

71.8 m<sup>2</sup>  
773 ft<sup>2</sup>

**Balconies and terraces**

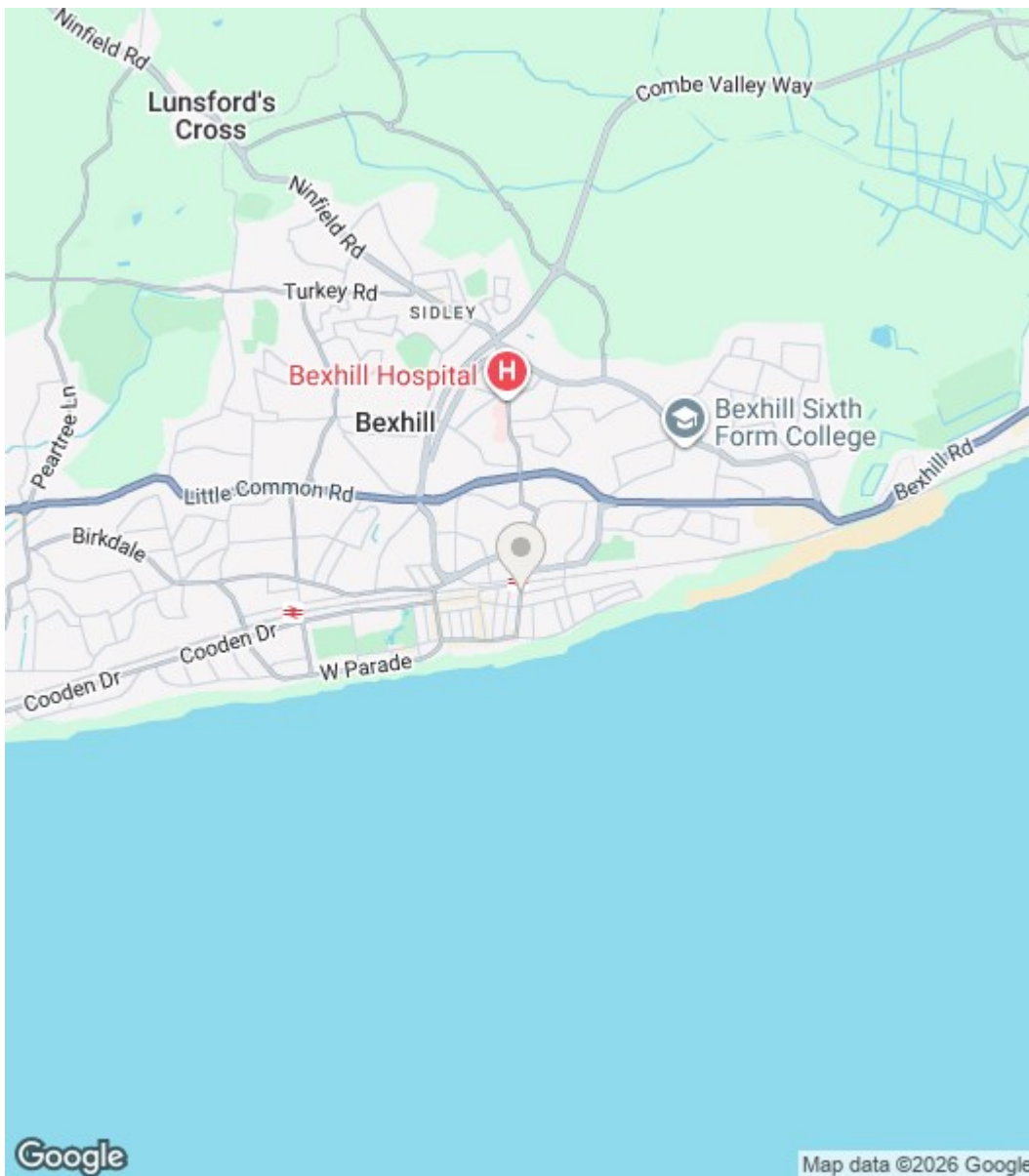
13.4 m<sup>2</sup>  
144 ft<sup>2</sup>

(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.

**GIRAFFE360**





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 - 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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