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**Penthouse Apartment, 67 Marina Court, 35-37 Marina, Bexhill-on-Sea,
East Sussex TN40 1BW**

£255,000

A WELL PRESENTED AND SPACIOUS TWO BEDROOM PURPOSE BUILT SIXTH FLOOR PENTHOUSE APARTMENT WITH LARGE SUN TERRACE WHICH ENJOYS PANORAMIC VIEWS FROM HASTINGS IN THE EAST TO BEACHY HEAD IN THE WEST.

LOCATED IN A MANAGED RETIREMENT BLOCK, PROMINENTLY SITUATED ON THE SEAFRONT PROMENADE CLOSE TO TOWN CENTRE AMENITIES AND STATION.

THE COMPLEX BENEFITS FROM TWO LIFTS, LAUNDRY ROOMS, GAMES ROOM, VISITORS' SUITES AND SPACIOUS RESIDENTS' LOUNGE WITH CONSERVATORY, SECURE UNDER BLOCK PARKING.

THE APARTMENT BENEFITS FROM A GOOD SIZE LIVING ROOM WITH SEA VIEWS, WELL FITTED KITCHEN, MASTER BEDROOM WITH ACCESS TO SUN TERRACE (CURRENTLY USED AS A SECOND SITTING ROOM), SECOND DOUBLE BEDROOM, SHOWER ROOM AND WC, uPVC DOUBLE GLAZED TILT AND TURN WINDOWS AND ELECTRIC HEATING.

EARLY VIEWING HIGHLY RECOMMENDED.



THE ACCOMMODATION COMPRISES:

Approached via Lift or Staircase.

Hall

Entryphone handset/pullcord. Range of storage cupboards, wooden flooring, wall mounted electric heater.

Living Room

20'9" x 11'7" (6.32m x 3.53m)

A good sized room with wooden flooring. Westerly facing double glazed windows with sea view and far reaching rooftop vista towards Beachy Head. Telephone and TV aerial points, coved ceiling, wide archway to:

Kitchen

10'6" x 8'4" (3.20m x 2.54m)

Fitted with good range of units having floor mounted cupboards with work surface over and tiled splashbacks, matching wall mounted cupboards. Inset corner sink with mixer tap, four ring electric hob with concealed extractor hood above, eye level microwave and electric oven, built-in larder fridge and freezer, extractor fan, breakfast bar.

Master Bedroom

16'8" x 9'5" (5.08m x 2.87m)

(Currently used as Sitting Room) Built-in double wardrobe with folding doors, wooden flooring, wall mounted electric heater, sliding double glazed doors with far reaching views towards Bexhill Old Town, giving access to :

Sun Terrace

27' x 9'6" (8.23m x 2.90m)

With safety rail and tiled floor, having truly panoramic 180 degree views to Hastings in the East and Beachy Head in the West.

Bedroom 2

9'5" x 9'2" (2.87m x 2.79m)

Fitted double wardrobe cupboards with folding doors, wooden flooring, wall mounted electric heater, double glazed window with far reaching views.

Shower Room

Fully tiled and fitted with large glazed shower cubicle with built-in shower, low flush wc with concealed cistern, vanity basin with cupboard under and mirror with adjacent mirror door medicine cabinet, extractor fan, emergency pullcord.

OUTSIDE

Underblock parking available.

Lease

125 year lease from 1991

Ground Rent

£150 per annum.

Service Charge

We are verbally informed the service charge is approximately £240 per month to include Buildings Insurance, water and sewerage rates.

Council Tax Band: E

Viewing Arrangements By Prior Appointment Please

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract and if any matter set out within them is of particular concern please contact us and we will check the information for you.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

