

Flat 45, 35-37 Marina Court, Marina,
Bexhill-on-Sea, East Sussex TN40
1BW



PROPERTY DESCRIPTION

A rare 2 bedroom flat in this most sought after block adjacent to Bexhill town centre. Situated on the seafront with a sea view from the Living room, other notable features of this third floor flat for the over 55's include; spacious accommodation, double glazing replaced in the last 12 months, immaculate presentation, residents parking and on site manager. EPC-D

FEATURES

- Two Bedrooms
- Third Floor Apartment
- Juliet Balcony from Living Room
- Immaculate Presentation Throughout
- Far Reaching Sea Views From The Living Room
- Popular seafront block for the over 55's
- Residents parking
- Located In The Heart Of Bexhill Town Centre
- Communal Residents Lounge With Sun Room Having Sea Views
- Council Tax Band - D





ROOM DESCRIPTIONS

Private Entrance Hall

Private front door with security peep hole leading to entrance hall with built-in storage cupboard, glazed door leading to Living room/Dining room.

Living Room/Dining Room

23' 10" x 11' 1" (7.26m x 3.38m) With feature fireplace, TV aerial point, dual aspect with double glazed doors leading onto a Juliet balcony and double glazed windows having a southerly aspect enjoying lovely sea views.

Kitchen

9' 8" x 8' 3" (2.95m x 2.51m) With a range of modern fittings comprising single drainer, one and a half bowl sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with cupboards above and below, ceramic hob with extractor hood over, space for; washing machine, slimline dishwasher and fridge freezer, double glazed window.

Inner Hallway

Glazed door leading to inner hallway.

Bedroom 1

12' 9" x 11' 10" (3.89m x 3.61m) With large built-in wardrobe and double glazed window.

Bedroom 2

8' 7" x 7' 4" to fronts of wardrobes (2.62m x 2.24m) With large built-in wardrobe and double glazed window.

Shower Room

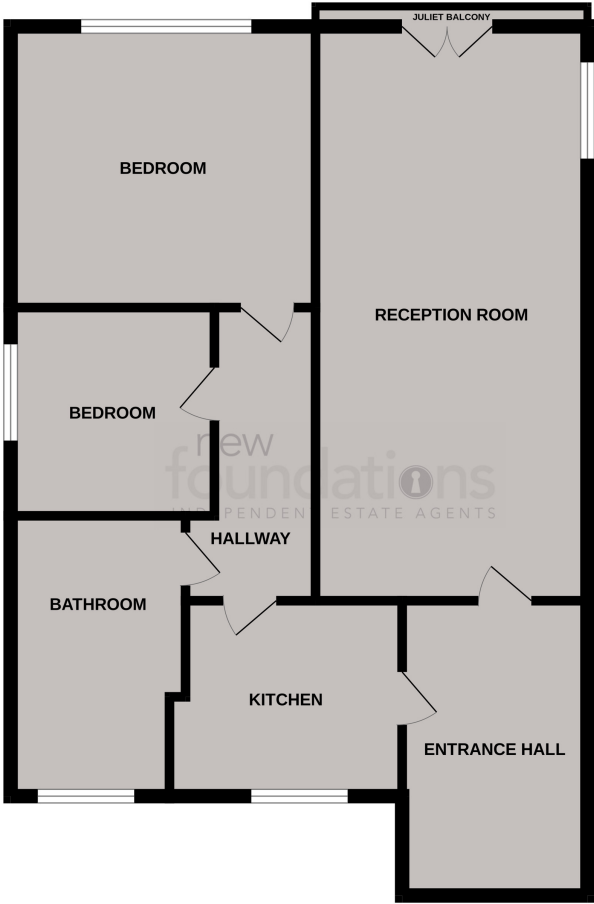
Shower with large shower cubicle with glass screens and sliding door with retractable seat and hand grip, wash hand basin with storage cupboard below, low level WC, tiled walls, frosted glass double glazed window and UPVC door giving a second access for emergency exit.

NB

We have been verbally advised that the property is held on a 125 year lease from March 1990. We have also been advised that the service charge is £523.87 per month and that the ground rent is £150 per annum.

FLOORPLAN

THIRD FLOOR



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

