



4 Hailsham Court Marina, Bexhill on  
Sea TN40 1DL





## PROPERTY DESCRIPTION

An immaculately presented, bright and spacious two bedroom first floor purpose built flat ideally situated on Bexhill Seafront and within the Town Centre. This fine apartment has undergone significant improvement by the current owner and boasts; communal entrance with stairs and lift rising to the first floor, large entrance hall, triple aspect lounge/dining room with door to the SOUTH FACING BALCONY, recently modernised kitchen with granite surfaces, two double bedrooms and a stunning bathroom. The property will also be sold with a share of freehold and NO ONWARD CHAIN. EPC=D

## FEATURES

- South Facing Sun Balcony With Sea Views
- Two Bedroom First Floor Flat
- Recently Modernized Kitchen and Bathroom
- To Be Sold With A Share Of The Freehold
- Situated Close to Bexhill Town Centre
- Direct Sea Views Over The English Channel
- South Facing Lounge with Sea Views
- To Be Sold Chain Free
- Council Tax Band - B
- 77 square metres





## ROOM DESCRIPTIONS

### Entrance Hall

11' 7" x 8' 9" (3.53m x 2.67m) Communal entrance door with security intercom phone leading to communal entrance hall with communal stairs to first floor landing, private front door leading to good sized private entrance hallway with radiator, ceiling spotlighting, two built-in storage cupboards.

### Sitting Room

18' 6" x 11' 5" (5.64m x 3.48m) With original tiled fireplace, two radiators, TV aerial point, double aspect with large double glazed window having sea views and two double glazed windows with a southerly aspect again, having some sea views, double glazed door leading onto southerly facing sun balcony.

### Balcony

9' 11" x 3' 7" (3.02m x 1.09m) With wrought iron railings, enjoying views of the De La Warr Pavillion and the sea.

### Kitchen

15' x 7' 10" (4.57m x 2.39m) Having been recently completely refitted with grey gloss units with matching granite working surfaces and comprising; one and a half bowl single drainer sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built in electric oven, four ring ceramic hob, built-in Bosch microwave and built-in concealed dishwasher and fridge freezer, small breakfast bar, under unit lighting, ceiling spotlighting, built-in storage cupboard housing wall mounted combination gas boiler, double glazed door with double glazed window to the side leading onto a rear fire escape.

### Bedroom 1

14' x 10' (4.27m x 3.05m) With radiator, built-in double cupboard, ceiling spotlights, double glazed window with southerly aspect and sea views.

### Bedroom 2

13' 8" x 9' 9" (4.17m x 2.97m) With radiator, ceiling spotlights, double aspect with double glazed windows overlooking the rear and side with sea glimpses.

### Bathroom

Having been recently completely refitted to a high finish with bath with shower over, overhead shower and hand shower with glass screen, large wash hand basin with mixer tap and storage cupboards below, concealed cistern low-level WC with granite shelf, tiling to walls, chrome ladder radiator, ceiling spotlighting, frosted glass double glazed window.

### NB

We have been verbally advised that the property is to be sold with a share of the freehold. We have also been advised that the property is held on a 999 year lease and that the maintenance is £577 per quarter.

# FLOORPLAN

FIRST 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<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>			
		60	77
England, Scotland & Wales		EU Directive 2002/91/EC	

