



11 Marina Arcade, Bexhill-on-Sea, East
Sussex TN40 1JS



PROPERTY DESCRIPTION

Situated on the second row off Bexhill Seafront is this charming 2 bedroom property know as "Paddlers". Situated within the heart of Bexhill Town Centre with its shops, restaurants and cafés. The accommodation for the property has a private entrance, sitting room, kitchen/dining room, bathroom, utility room and south facing balcony. EPC-D

FEATURES

- Just Off Bexhill Seafront
- Two Bedrooms
- Private Balcony
- Private Entrance Door
- Gas Boiler and radiators
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Bathroom





ROOM DESCRIPTIONS

Entrance

Private front door leading to private entrance hall with built-in double cupboard housing wall mounted gas boiler boiler and storage space, opening through to sitting room.

Sitting Room

14' 0" x 12' 0" (4.27m x 3.66m) Double glazed windows overlooking the front of the property, television point, radiator.

Kitchen/Dining Room

15' 3" x 9' 7" (4.65m x 2.92m) Kitchen area: fitted with four ring electric hob with electric oven below, range of working surfaces with cupboards and drawers below, built-in fridge and freezer, matching wall mounted cupboards, extractor fan, part tiled walls, radiator, space for table, archway leading through to utility

Utility

Fitted with single drainer stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, further working surface with cupboards under with wall mounted matching cupboards over, part tiled wall.



Bedroom One

14' 3" x 12' 4" (4.34m x 3.76m) With a southerly aspect, radiator, two built-in storage cupboards, and double glazed French doors leading onto the Private sun balcony.

Upper Landing

Five stairs leading up to upper landing.

Bedroom Two

13' 9" x 7' 0" (4.19m x 2.13m) Having double glazed window, radiator, clothes storage area.

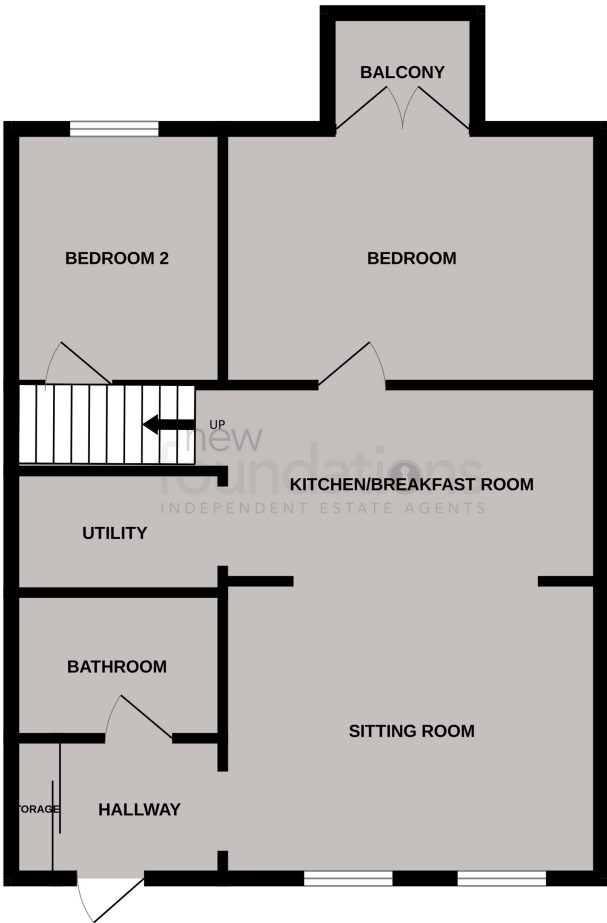
NB

The property currently has the freehold of the building. The vendor has to offer the lower flat an option to buy 50% of the freehold when the property is sold. if the lower flat declines the property will retain 100%. if the lower flat does want a share then a lease will be granted on this property. Maintenance and insurance is 50/50



FLOORPLAN

GROUND 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.
Made with Metropix ©2025

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

