



Flat 68, 35-37 Marina Court, Marina,
Bexhill-on-Sea, East Sussex TN40
1BW



PROPERTY DESCRIPTION

SEAFRONT. A rarely available two bedroom retirement flat ideally situated on Bexhill Seafront and within the town centre. The accommodation comprises; communal entrance hall with passenger lift to the top floor, large entrance hall, dual aspect lounge/dining room with views across the English Channel, modern kitchen, two double bedrooms and a shower room. Other benefits and facilities include; residents parking (not allocated) and communal lounge on the ground floor. To be sold with NO ONWARD CHAIN. EPC - TBC.

FEATURES

- Two Bedroom Retirement Flat
- 6th Floor With Lift
- Lounge/Diner With Sea Views
- Seafront Location With Stunning Views
- Modern Kitchen
- Within The Town Centre
- Communal Lounge On The Ground Floor
- Residents Parking
- No Onward Chain
- Council Tax Band - E





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, lifting rising to the 6th floor.

Entrance Hall

Accessed via private front door, a large L-shaped entrance hall with two storage cupboards, ceiling coving, wall mounted electric heater, emergency pull cord.

Lounge/Diner

20' 7" max x 20' 2" max (6.27m max x 6.15m max) A stunning dual aspect room with a double glazed window to the side offering far reaching viewing towards West Bexhill and Beachy head and a window to the front offering magnificent views across the English Channel, ceiling coving, two wall mounted electric heaters, two steps up to the lounge area which is enclosed with oak bannisters.

Kitchen

9' 2" x 8' 1" (2.79m x 2.46m) Ceiling coving, a modern fitted kitchen comprising; range of laminate working surfaces with inset 1 1/2 bowl ceramic sink and drainer unit with chrome mixer tap, inset four ring electric hob with stainless steel chimney style extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eyelevel oven, space for various appliances including washing machine and tall fridge freezer.

Bedroom One

16' 2" x 12' 3" (4.93m x 3.73m) Double glazed window to the side with stunning views towards West Bexhill and Beachy head, ceiling coving, various built-in cupboards.

Bedroom Two

12' 5" x 6' 10" (3.78m x 2.08m) Double glazed window to the front offering magnificent views across the English Channel, ceiling coving, built-in cupboard, wall mounted electric heater.

Shower Room

A modern fitted white suite comprising; large walk-in shower cubicle with chrome handheld shower attachment and rain effect shower over, wash hand basin with chrome mixer tap, low-level WC with concealed cistern, part tiled walls, heated towel rail, ceiling coving.

Outside

To the rear of the building where the entrance is there is residents parking (not allocated) you can also enquire with the manager about a space underground.

Facilities

On the ground floor there is a communal residents lounge with sun room.

There is an onsite manager that works various hours.

NB

We have been verbally advised of the following;

125 year lease from March 1990

Service charge is £337.76 per month.

Ground rent is £150 per annum.

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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

