



7 HAILSHAM COURT MARINA, BEXHILL ON SEA, EAST SUSSEX TN40 1DL

£235,000 SHARE OF FREEHOLD

ENTRANCE HALL

Accessed via glazed door leading into the entrance hall, storage cupboard, airing cupboard housing hot water cylinder.

LIVING ROOM

18' 5" x 11' 7" (5.61m x 3.53m) Double glazed window to the front providing stunning sea views, double glazed door to the side opening onto the balcony having further beautiful views, radiator, coved ceiling, wall lights, carpet as fitted, feature fireplace with electric fire incorporated.

BEDROOM 1

14' 5" x 10' 2" (4.39m x 3.10m) Double glazed window to the front with stunning sea views, built-in wardrobe, coved ceiling, radiator, carpet as fitted.

BEDROOM 2

14' 4" x 10' 10" (4.37m x 3.30m) Double glazed window to the rear, radiator, coved ceiling, carpet as fitted.

KITCHEN

15' 0" x 7' 8" (4.57m x 2.34m) Double glazed window and door to the rear with the latter giving access to the rear fire escape, cupboard housing gas fired boiler, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating stainless steel single drainer sink unit with two mixer taps, fitted gas hob with extractor hood over, eye level double oven, space for appliances.

BATHROOM

Double glazed window to the side, fitted suite comprising panelled bath with electric shower over, vanity wash hand basin with storage below, radiator.

SEPERATE WC

Double glazed window to the side, low level WC, vanity wash hand basin with mixer tap and storage below.

GARAGE

Located en-bloc with wooden door.

AGENTS NOTES

Council Tax Band B

EPC Rating D

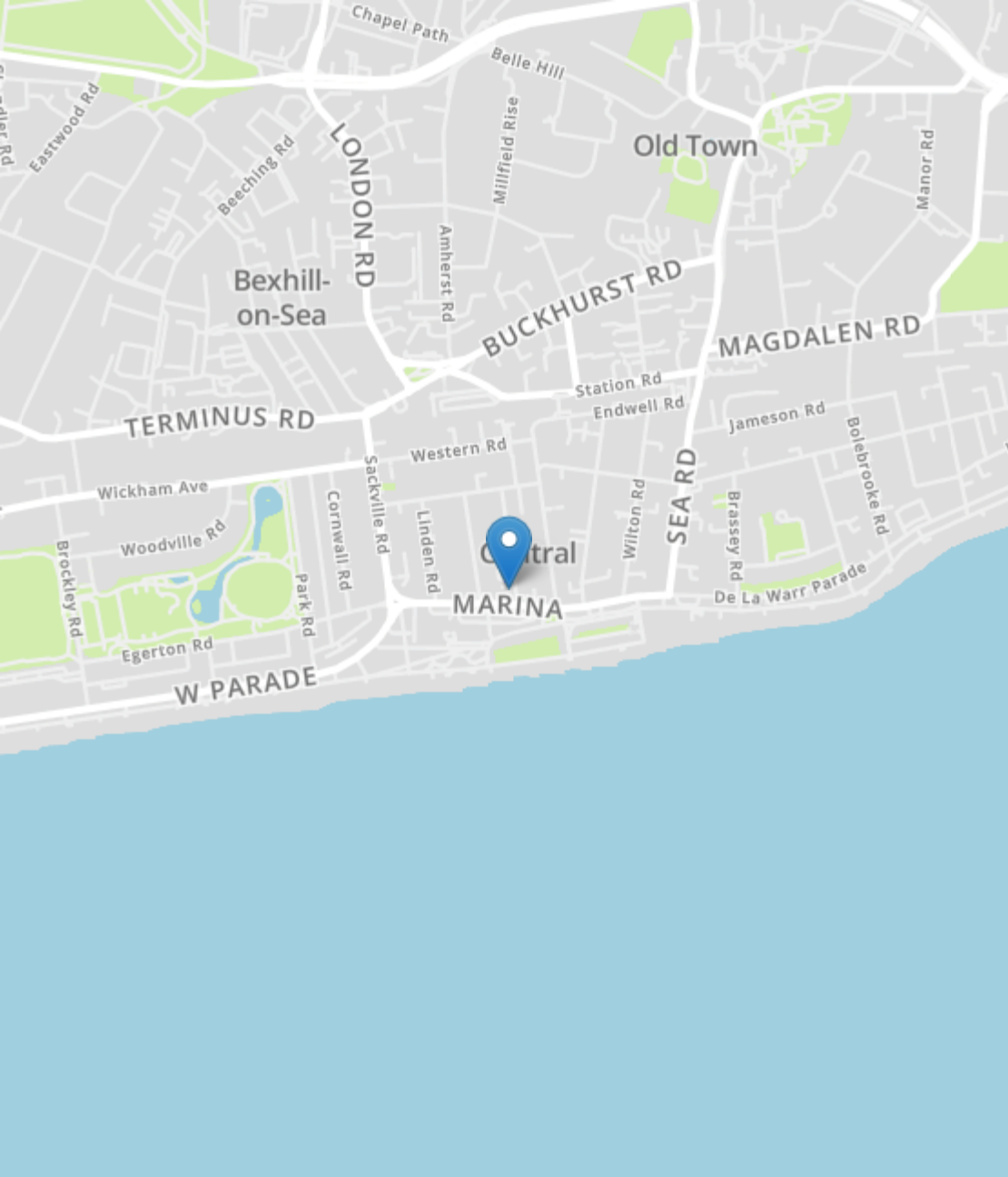
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

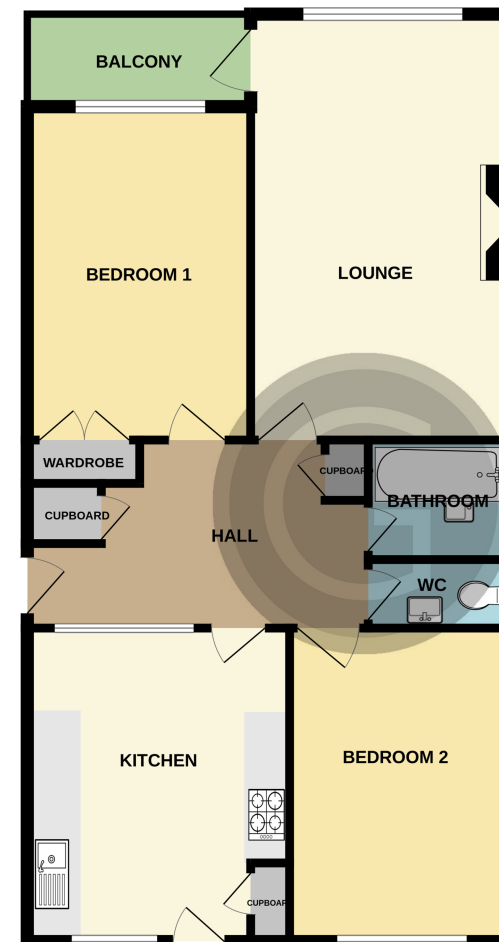
DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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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