



# 7 Clifford Court

£295,000

Clifford Road  
Bexhill-on-Sea  
East Sussex  
TN40 1QQ





All measurements are approximate and for display purposes only

Abbott & Abbott are offering for sale this spacious two bedroom penthouse apartment with a large south facing roof terrace providing stunning views towards the sea over the town.

The property is beautifully presented with gas heating, double glazing, and good quality kitchen and bathroom fittings. Outside, in addition to the superb 60x25ft roof terrace, there is a garage, and additional residents' parking within the adjacent car park.

The block is ideally situated just a 5 minute walk from the array of shops and supermarkets, cafes and restaurants and the train station in Bexhill Town Centre. The beach and seafront are less than a 10 minute stroll away, and bus services run close by.

#### Entrance Hall

Private front door into the property, accessed via the communal front door.

#### Living Room/Dining Room

6.73m x 3.07m (22' 1" x 10' 1")

Twin aspect room with a radiator, TV point, phone point, Satellite dish and bi-fold doors leading out onto the roof terrace.

#### Kitchen

2.77m x 2.77m (9' 1" x 9' 1")

Sink unit with mixer taps, range of white gloss floor and wall fitted storage cupboards, drawers, dark coloured work surfaces, fitted oven, hob, and hood, boiler, and wall and floor tiling. Miele washing machine, Siemens tumble dryer, integral dish washer, Weissman boiler

#### Bedroom 1

4.57m x 3.35m (15' 0" x 11' 0")

Range of mirror fronted wardrobes, a radiator, and sliding patio doors leading out onto the roof terrace.

#### Bedroom 2

3.38m x 2.77m (11' 1" x 9' 1")

Built in storage cupboards, and a radiator.

#### Bathroom

White suite comprising of a panelled shaped bath with shower and screen, WC, and pedestal wash basin. Heated towel rail, and wall and floor tiling. Linen cupboard

#### Cloakroom

White suite comprising of a WC and wash basin, and wall and floor tiling.

#### Outside

The roof terrace measures approximately 18.29m x 7.62m (60' 0" x 25' 0") with stunning views across the town and towards the sea.

Parking: Garage number 7 has an up and over door, and there is additional parking by permit in the residents' car park.

#### Other Information

There is a lift servicing the block to the second floor