



1 Wilton Court, Wilton Road, Bexhill-on-Sea, East Sussex TN40 1HF



## PROPERTY DESCRIPTION

A bright, spacious and characterful two/three bedroom FIRST FLOOR SEAFRONT apartment situated in this charming Victorian block and being within Bexhill town centre whilst the De La Warr Pavilion and train station are also a short walk away. This fine property boasts many period features including; full height bay windows in some of the rooms, turret window, high ceilings and skirting boards. The accommodation comprises; communal entrance hall with stairs and lift to the first floor, entrance hall, bay fronted south facing lounge with stunning views across the English channel, fitted kitchen with bay window and sea views, turret window bedroom with views towards Beachy Head, bedroom with large bay window, further bedroom/dining room, modern bathroom/WC and additional WC. NO ONWARD CHAIN. EPC - D.



## FEATURES

- Character Seafront Apartment
- Two/Three Bedrooms
- Large South Facing Lounge With Sea Views
- Feature Turret Bedroom With Stunning Views Towards Beachy Head
- Ideal Town Centre Location
- Walking Distance to Train Station and Iconic De La Warr Pavilion
- Fitted Kitchen With Bay Window And Sea Views
- Modern Bathroom/WC And Additional WC
- No Onward Chain
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal door, stairs and lift rising to the first floor.

### Entrance Hall

Accessed via private front door, entryphone handset, high ceilings, built-in double airing cupboard with hot water cylinder and shelving.

### Lounge

20' 5" into bay x 15' 4" (6.22m into bay x 4.67m) A south facing room with full height double glazed bay window to the front offering stunning views over the English Channel, ceiling coving, recessed display with cupboard under, radiator, television point, tall skirting boards.

### Kitchen

12' 1" max x 9' 0" max (3.68m max x 2.74m max) Double glazed bay window to the front offering stunning views across the English Channel and towards Beachy Head, high ceilings, a modern fitted kitchen comprising; laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas job with extractor fan over, a range of wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine, tall fridge/freezer and dishwasher, radiator, wall mounted gas fired boiler.

### Dining Room/Bedroom

9' 8" x 7' 1" (2.95m x 2.16m) Accessed from the hall and folding double doors giving access to the turret bedroom, borrowed light window to the kitchen, high ceilings, radiator.

### Turret Bedroom

13' 0" max x 12' 5" max (3.96m max x 3.78m max) A stunning room with five full height double glazed windows offering stunning views over the English Channel and towards Beachy Head, radiator.

### Bedroom Two

13' 6" x 12' 4" (4.11m x 3.76m) Double glazed bay window to the side with views towards the sea and Beachy Head, high ceilings, radiator, walk-in storage cupboard.

### Bathroom

Double glazed window to the rear, high ceilings, a fitted three piece white suite comprising; panelled bath with mixer tap, electric shower over and fitted screen, low level WC, pedestal wash hand basin with mixer tap, radiator.

### Additional WC

Double glazed window to the rear, low level WC, pedestal wash hand basin.

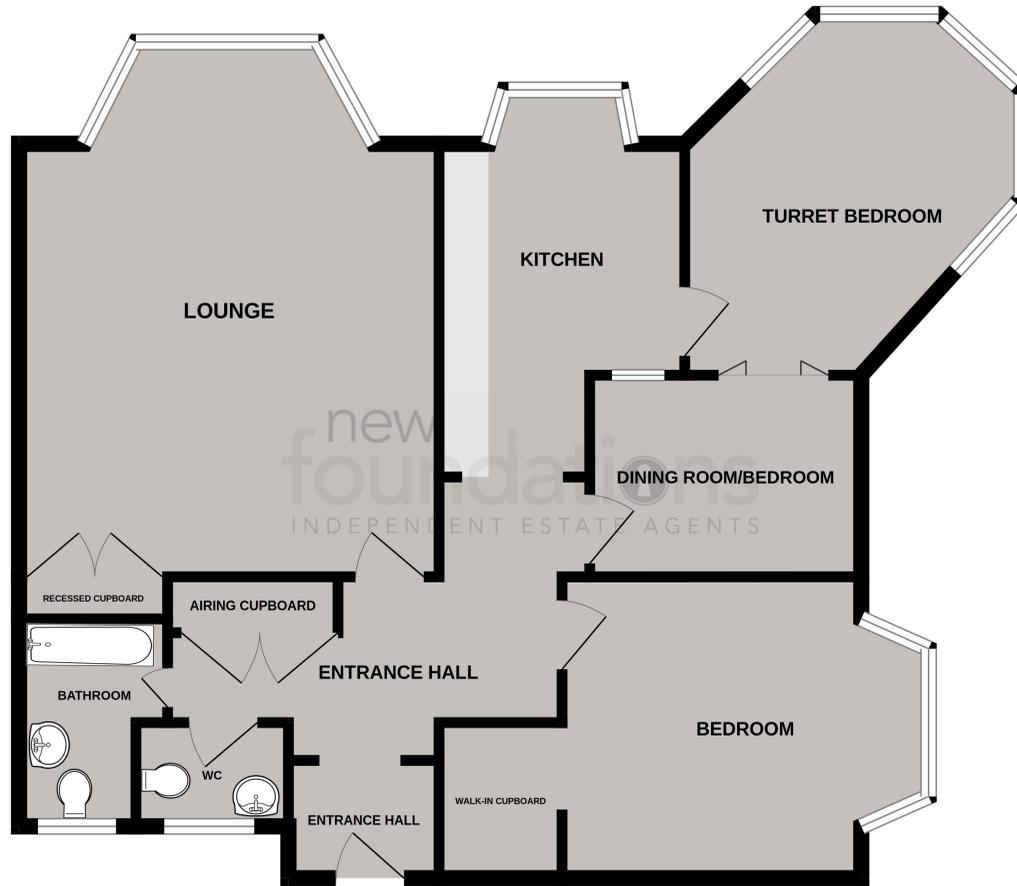
### NB

We have been verbally advised of the following; The service charge for six months is - £1498 140 years remaining on the lease



# 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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

