






BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 49, 35-37 Marina Court, Marina, Bexhill-on-Sea, East
Sussex TN40 1BW
£165,000  1 Bedroom  1 Bathroom  1 Reception
Offers in excess of



AT A GLANCE...

This fourth-floor apartment is located in a popular retirement complex convenient to Bexhill town centre.

The apartment boasts uninterrupted sea views, no onward chain, and a spacious lounge/diner with a Juliet balcony. It has ample space for living room and dining room furniture. Open to the lounge, the fitted kitchen has modern fitted and matching wall and base units finished with laminate work surfaces. There is an integrated electric hob and space for additional appliances. Direct sea views can also be enjoyed from the double bedroom, which has built-in double wardrobes.

Furthermore, the apartment benefits from a bathroom suite, storage cupboards, parking & an underground garage. A resident manager oversees the block along with a careline system and communal facilities include a lounge, a conservatory, a kitchen, three laundry rooms and guest suites. To appreciate all the property has to offer in full, an early viewing is highly recommended!



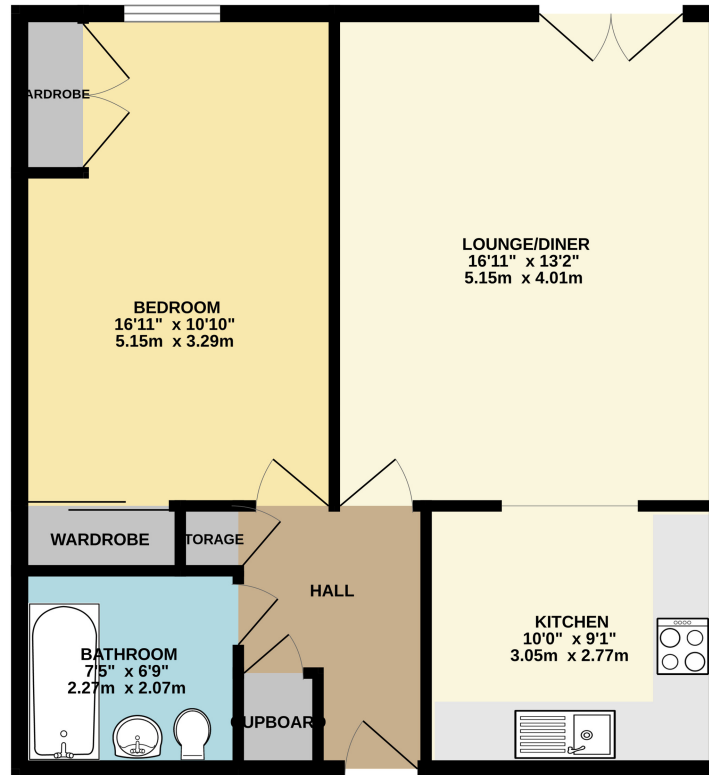
Key Features:

- Retirement Apartment For Over 55's
- Double Bedroom With Fitted Wardrobes
- Communal Facilities
- Parking & Underground Garage
- Adjacent To The Iconic Seafront Promenade
- No Onward Chain
- Town Centre Location

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FOURTH FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease & Maintenance Information

Tenure - Leasehold
 Remaining lease term - 89 years remaining (sellers would consider extending lease to 170 years alongside the conveyancing).
 Service charge - £486.45 per month including water rates
 Ground rent - TBC.

Location

The apartment is located on the fifth floor of this retirement complex for the over 55's. Adjacent to the seafront promenades and a very short walk to the main Bexhill Town Centre shopping facilities, where you can find an array of well regarded restaurants and shops. Bexhill mainline railway station in just 0.3 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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