



Marina Court

35-37 Marina, BEXHILL-ON-SEA TN40 1BW

£109,950

A 1 Bedroom third floor Seafront Managed Flat with sea views, entrance hall, south facing sitting room and bedroom, kitchen, bathroom/wc, double glazing, electric wall heaters, communal facilities including lounge, games room, laundry room, guest bedroom suites. EPC Rating - B

Entrance Hall

Security entry phone system, passenger lift or stairs to third floor landing, private front door with security spy hole to private entrance hall with wall mounted night storage heater, emergency pull cord, built in cloak/broom cupboard, separate built in airing cupboard housing hot and cold water tanks with shelving.

Sitting Room

4.93m x 2.90m (16' 2" x 9' 6") A south facing room with double glazed French doors and Juliet balcony having far reaching uninterrupted views over the English Channel, TV point, wall mounted night storage heater, emergency pull cord, opening through to the kitchen area.

Kitchen

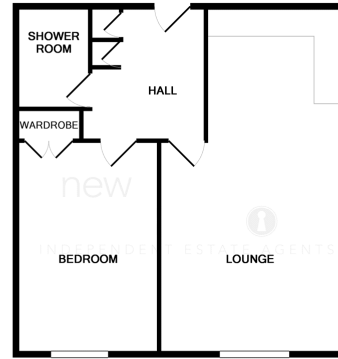
3.07m x 1.83m (10' 1" x 6') Fitted with single drainer stainless steel sink unit with mixer tap with cupboard under, built in under counter fridge, range of working surfaces with cupboards and drawers below, built in four ring electric hob, range of wall mounted cupboards, extractor hood, tall storage unit housing electric oven with built in freezer under, part tiled walls.

Bedroom

4.88m x 2.62m (16' x 8' 7") A south facing room with double glazed window having far reaching uninterrupted views over the English Channel, double built in wardrobe, emergency pull cord.

Bathroom/wc

Fitted panelled bath with shower screen, mixer tap and shower attachments, extractor, wall mounted electric blow heater, wc, pedestal wash basin, strip light, shaver point, electrically heated towel rail, part tiled walls, emergency pull cord.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

Proceeding from our office on foot down Devonshire Road at the bottom turn left into the marina where Marina court will be found on the left hand side the entrance is located to the rear off Eversley Road.

NB We have verbally been advised that the lease is 125 years from 1990, the current ground rent is £75 per annum and the current maintenance is £200 pcm to include building insurance, water and sewage rates.

The property has the benefit of communal areas on the ground floor including residents lounge, games room, laundry facilities, house managers office, guest bedroom suites.

Tax Band - C

