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**Flat 3, Pevensey Court, West Parade, Bexhill-On-Sea, Sussex TN39 3DY**

**£850 PCM**

A SPACIOUS TWO BEDROOM RAISED GROUND FLOOR FLAT IN PURPOSE BUILT SEAFRONT BLOCK, WITH THE BENEFIT OF BALCONY HAVING FINE VIEWS OVER SEAFRONT PROMENADE AND ENGLISH CHANNEL, GROUND FLOOR STORE CUPBOARD AND GARAGE TO REAR.

THE ACCOMMODATION COMPRISES: HALL, LIVING ROOM WITH BALCONY AND FINE SEA VIEWS, FITTED KITCHEN/DINER, BEDROOM WITH SEA VIEW, SECOND BEDROOM, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, GARAGE,.

AVAILABLE MAY





## Hall

Entryphone handset, radiator, cloaks cupboard.

## Living Room

18' 1" x 10'4" (5.49m x 3.15m)

uPVC double glazed window with adjacent french door, having fine sea view and giving access to balcony, ornamental fireplace, three wall light points, tv aerial point.

## Balcony

10'4" x 2'6" (3.15m x 0.76m)

Glazed safety rail, fine views over Seafront Promenade and English Channel.

## Kitchen/Dining Room

16'4" x 10'4" (4.98m x 3.15m)

Fitted with a range of wall and floor mounted cupboards with wood work surface over and inset single bowl single drainer sink unit with mixer tap, Inset Samsung four burner gas hob with stainless steel extractor hood over and built-in Samsung electric cooker under, space and plumbing for dish washer and space and plumbing for washing machine, cupboard housing Baxi Platinum gas combination boiler, recessed ceiling lights, hardwood flooring, one wall with fitted storage cupboards, uPVC double glazed window.

## Bedroom 1

10'9" x 9'4" (3.28m x 2.84m)

uPVC double glazed with with fine sea view, radiator, built-in double and single wardrobe cupboards.

## Bedroom 2

9'4" x 8' (2.84m x 2.44m)

uPVC double glazed window, radiator.

## Bathroom

Fully tiled walls, fitted with white suite comprising; panelled bath with fitted shower over, and glazed shower screen low flush wc, pedestal basin, radiator/heated towel rail, uPVC double glazed window with obscured glass.

## OUTSIDE

### Storage Cupboard

5'9" x 4'6" (1.75m x 1.37m)

Fitted shelving

### Garage No 3

17'8 x 8'4" (5.38m x 2.54m)

Electric up and over door, power and light.

## Council Tax Band

Band B

## Viewing Arrangements: By Prior Appointment Please

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract and if any matter set out within them is of particular concern please contact us and we will check the information for you.

