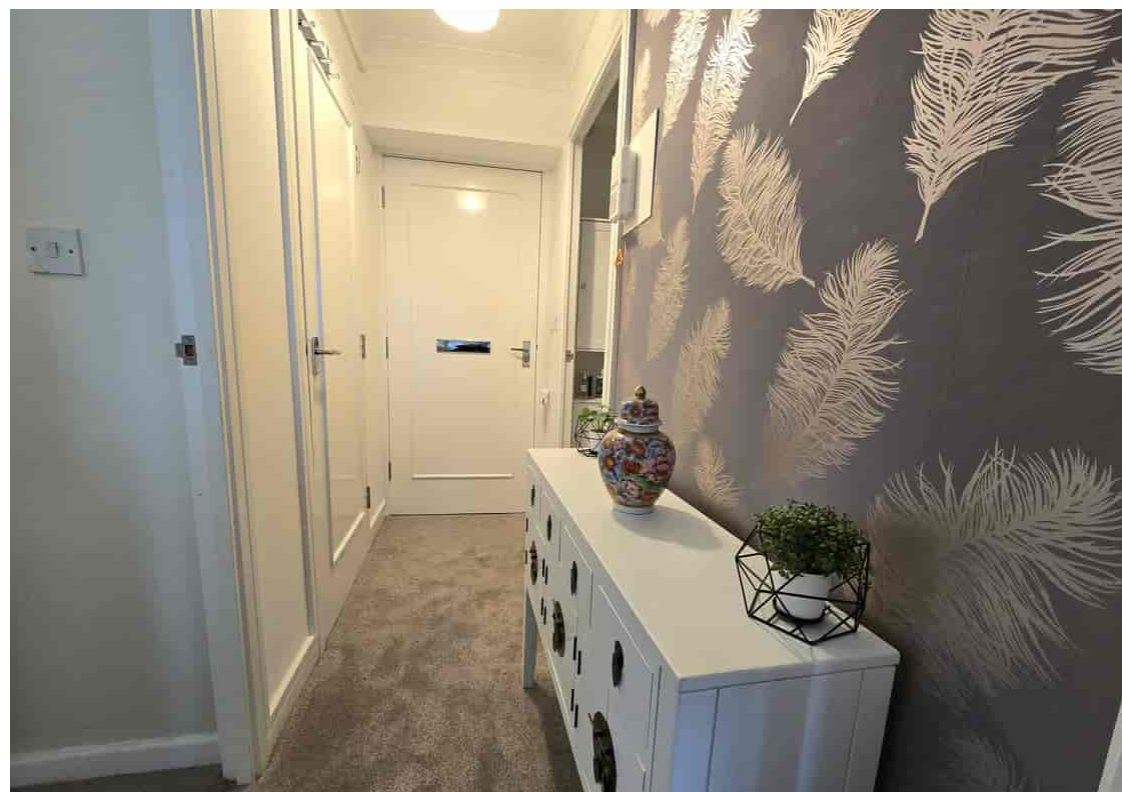




41 Homewarr House De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1PL  
An Immaculate One Bed Retirement Flat With Private Balcony & Stunning Sea Views £129,950



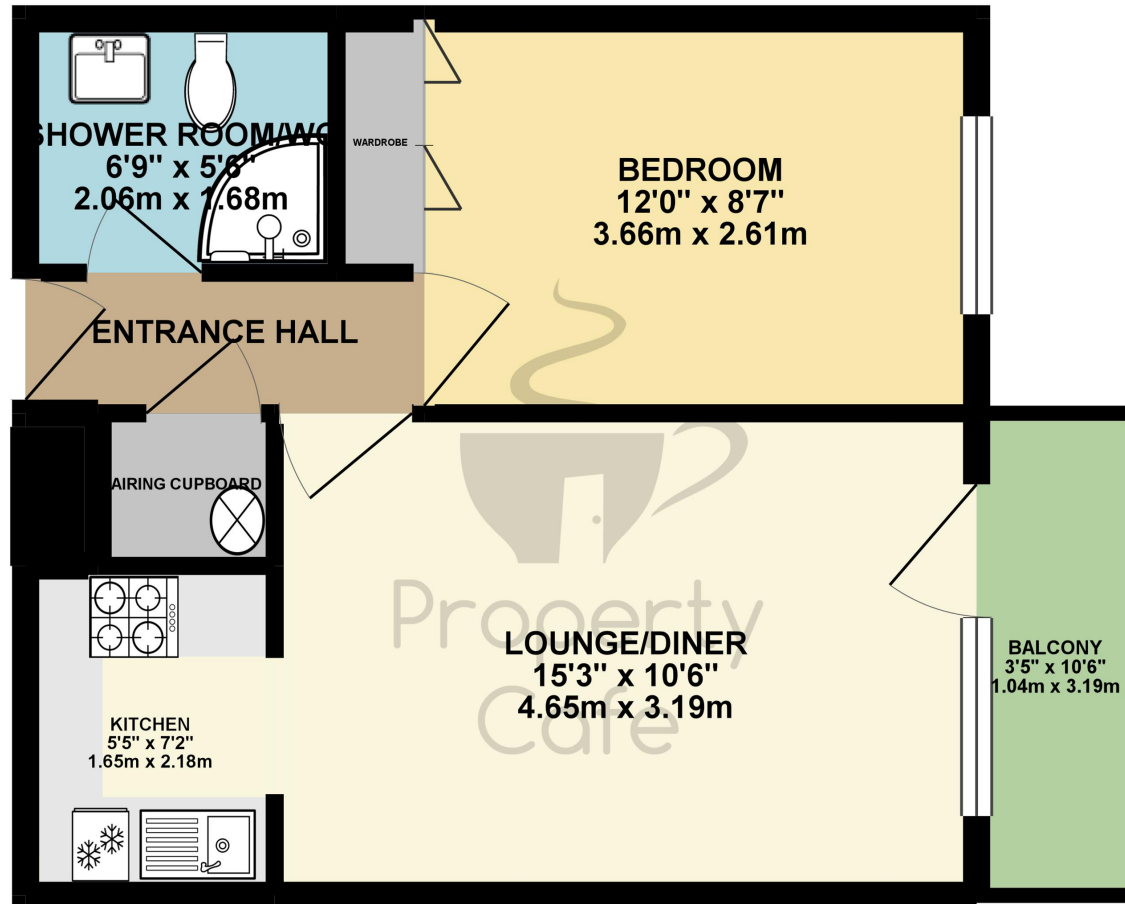




**The Property Cafe is delighted to offer for sale this Immaculate Third Floor Retirement Flat With East Facing Balcony Offering Stunning Views:** Accommodation & Benefits That Include: A secure Communal Entrance With Entry Phone Buzzer \* Lift Access To All floors \* A Well Presented Inner Hall With Newly Fitted Carpets & A Large Storage Cupboard Offering Space For An Additional Freezer \* A Spacious Lounge-Diner With Newly Fitted Carpets Offering Ample Space To Relax & Entertain \* A Private East Facing Balcony With Offering Extensive Views Of Both Galley Hill & Stunning Sea Views \* A Modern Redecorated Open Plan Kitchenette With Built In Appliances To Include : A Stoves Double Oven \* Russell & Hobbs Under Cabinet Fridge Freezer \* Built In Space Saving Carousel Storage Unit \* A Modern Shower Room \* A Spacious Double Bedroom With Built In Wardrobes \* Additional Facilities Include: An On Site House Manager \* Fitted 24 Hour Emergency Alarm Pull Cords \* A Communal Lounge Room \* 2 Communal Car Parks \* Communal Laundry Room \* Two Residents Lifts \* Lovely Coastal Views \* Electric Storage Heating \* On Site Guest Flat \* Well Kept Communal Grounds \* A Regular Bus Service Into Bexhill \* **Viewing Recommended. Call Our Sales Team On 01424 224488 ...**



**GROUND FLOOR 388.09 sq. ft.  
( 36.06 sq. m. )**



TOTAL FLOOR AREA : 388.09 sq. ft. ( 36.06 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.  
Made with Metropix ©2019







The Property Cafe is delighted to offer for sale this spacious and fully Refurbished Retirement Flat with accommodation and benefits that include: A secure Communal Entrance with entry Phone Buzzer \* Lift access to all floors \* A Spacious Lounge-Diner with ample space to relax and entertain \* Own Private Balcony with Extensive Sea Views \* Modern open plan kitchenette \* A Modern Re-Fitted shower room \* A Spacious Double Bedroom with built in wardrobes \* On site House Manager \* Emergency Alarm Pull Cords \* Communal Lounge Room \* 2 Communal car parks \* Communal laundry room \* Lovely Coastal Views \* Electric Storage Heating \* On Site Guest Flat \* Electric Heating & Double Glazed \* Well kept communal grounds \* Sold with No Chain.







**Tenure : Original Lease Was Granted For 99 Years in 1986 : (61 Years Remaining) \* Ground Rent £450 Per Year \* Service Charge Circa £2950 Per Year (Including Buildings Insurance & All Communal Facilities)** Manager's description: "Homewarr House is right on the beach front - lovely walks on the promenade, and benches to sit and watch the sea in summer. Many flats have lovely sea views" (Main facts) Retirement housing with 57 flats. Built in 1986. Includes wheelchair standard properties & Resident management staff and Careline alarm service, Lift, Lounge, Laundry, Guest facilities, Gardens. Whole site accessible by wheelchair. Access to site easy. Distances: bus stop 10 yards; shop 1 mile(s); post office 1 mile(s); town centre 1 mile(s); GP 0.5 mile(s); social centre 0.5 mile(s). Frequent Social Activities include: coffee mornings, bingo and whist - all once a week, organised by social committee. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission) ...

- Third Floor Retirement Apartment
  - Spacious Lounge-Diner
  - Spacious Double Bedroom
- Modern Kitchen With Carousel Unit
  - Extensive Sea Views
  - Emergency Pull Cords
  - Own Private Balcony
  - In-House Manager
  - Lovely Coastal Views
  - Electric Storage Heating
  - Regular Social Activities
- A Well Presented Retirement Flat
  - Immaculate Residents Lounge
    - Available For Social Events
    - Communal Laundry Facilities
- Secure Entrance & Lift Access To All Floors
  - Lovely Seafront Location
  - Regular Bus Service Into Town
- Guest Flat Available For Family & Friends
  - Lovey East Facing View Of Galley Hill
  - Immaculate Communal Grounds

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488