



21 Montserrat, West Parade, Bexhill-
on-Sea, East Sussex TN39 3DS



PROPERTY DESCRIPTION

CHAIN FREE. A 2 bedroom fifth floor seafront apartment situated in this sought after development having far reaching views over the English Channel and views over the Polegrove Park and Bexhill Roof tops. Video entry phone system, entrance hall, Sitting room with sun balcony, modern kitchen/dining room, modern shower room, double glazed, garage with electric door. EPC - D

FEATURES

- Sought After 'West Indies' Apartment
- Two Bedroom Seafront Flat
- Fifth Floor With Lift Access
- Private Sun Balcony
- Rear Views Across The Polegrove
- Garage With Electric Up And Over Door
- Modern Kitchen and Shower Room
- No Onward Chain
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance

Communal front door with video entry phone leading to the communal entrance halls, passenger lift or stairs to the fifth floor. Private front door to entrance hall, telephone point, wall mounted electric heater, large built-in storage cupboards with glass fronted doors.

Sitting Room

17' 3" x 15' 2" (5.26m x 4.62m) A dual aspect room with double glazed window having views over the Polegrove Park and double glazed window having far reaching views over the English channel, double glazed door giving access to Sun balcony, electric wall mounted heater, television point, feature fireplace.

Kitchen/Dining Room

24' 4" x 9' 7" (7.42m x 2.92m) Double glazed window with Sea view, one and a half bowl sink unit with mixer tap and waste disposal unit with cupboard under, space for washing machine, range of working surfaces with cupboards and drawers under, built in four ring electric hob with extractor hood over, matching wall mounted cupboards to either side, tall storage unit housing double electric oven with storage above and below, further working surface with cupboards below wall mounted cupboards over, part tiled walls. DINING AREA with space for table, television point, wall mounted electric heater.



Bedroom 1

24' 5" x 11' 7" (7.44m x 3.53m) Dual aspect having double glazed windows overlooking the Polegrove Park, wall-mounted electric heater and double built in wardrobe.

Bedroom 2

16' 0" x 12' 0" (4.88m x 3.66m) Double glazed window overlooking the Polegrove Park, wall mounted electric heater, double built-in wardrobe.

Shower Room

Double glazed frosted window, large corner walk in shower cubicle with chrome fittings, and glass screen, vanity units with insect wash basin and mixer tap, low level WC, part walls, electrically heated towel rail.

Outside.

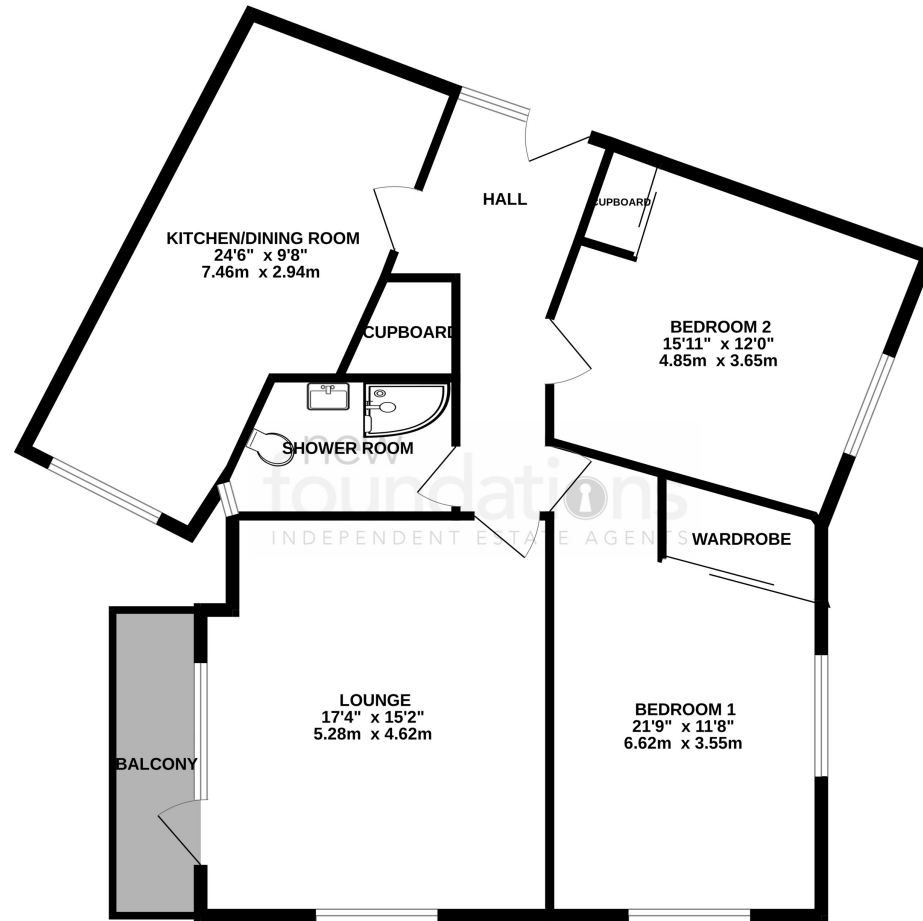
The property is set with communal gardens. There is a garage located en- block with electric door.

NB

The lease is 999 years from 1971. The property has a share of the freehold
Maintenance for 2022 was £2195. 2023 was £2498. 2024 £3048

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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

