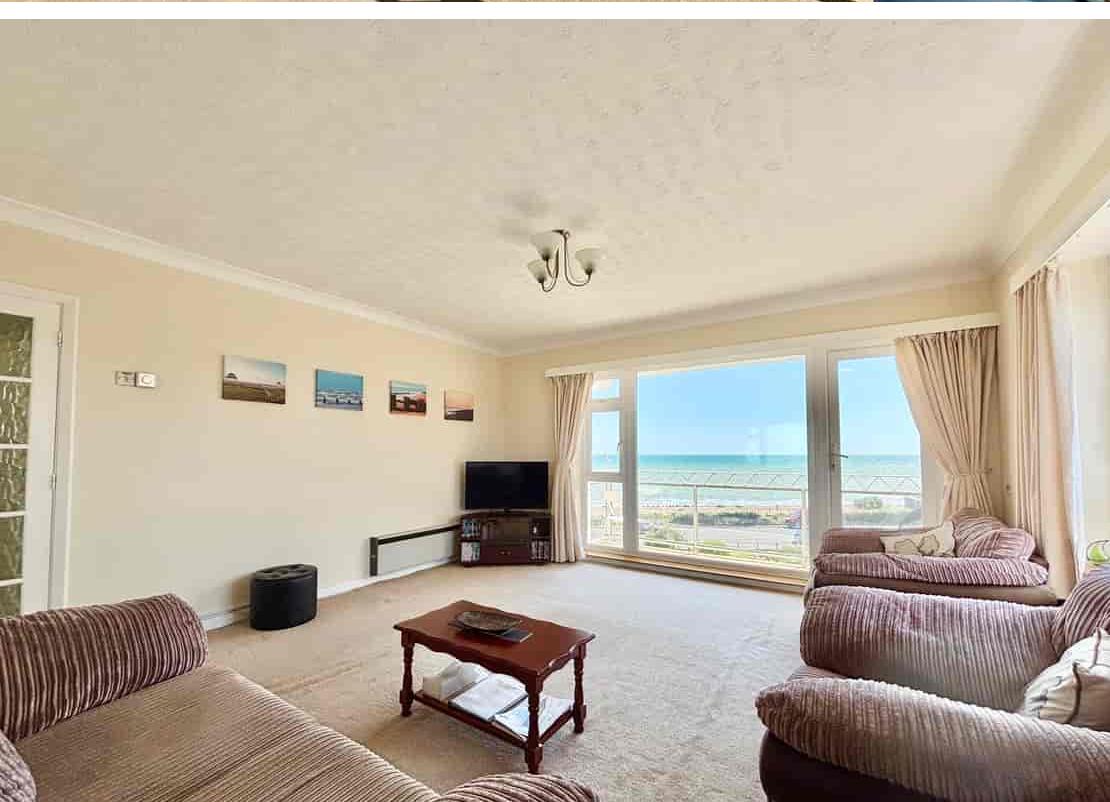




Flat 18 West Parade , Bexhill On Sea, East Sussex, TN39 3DP

Spacious Two Bedroom Seafront Apartment In A sought After Block £299,950 - Share of Freehold



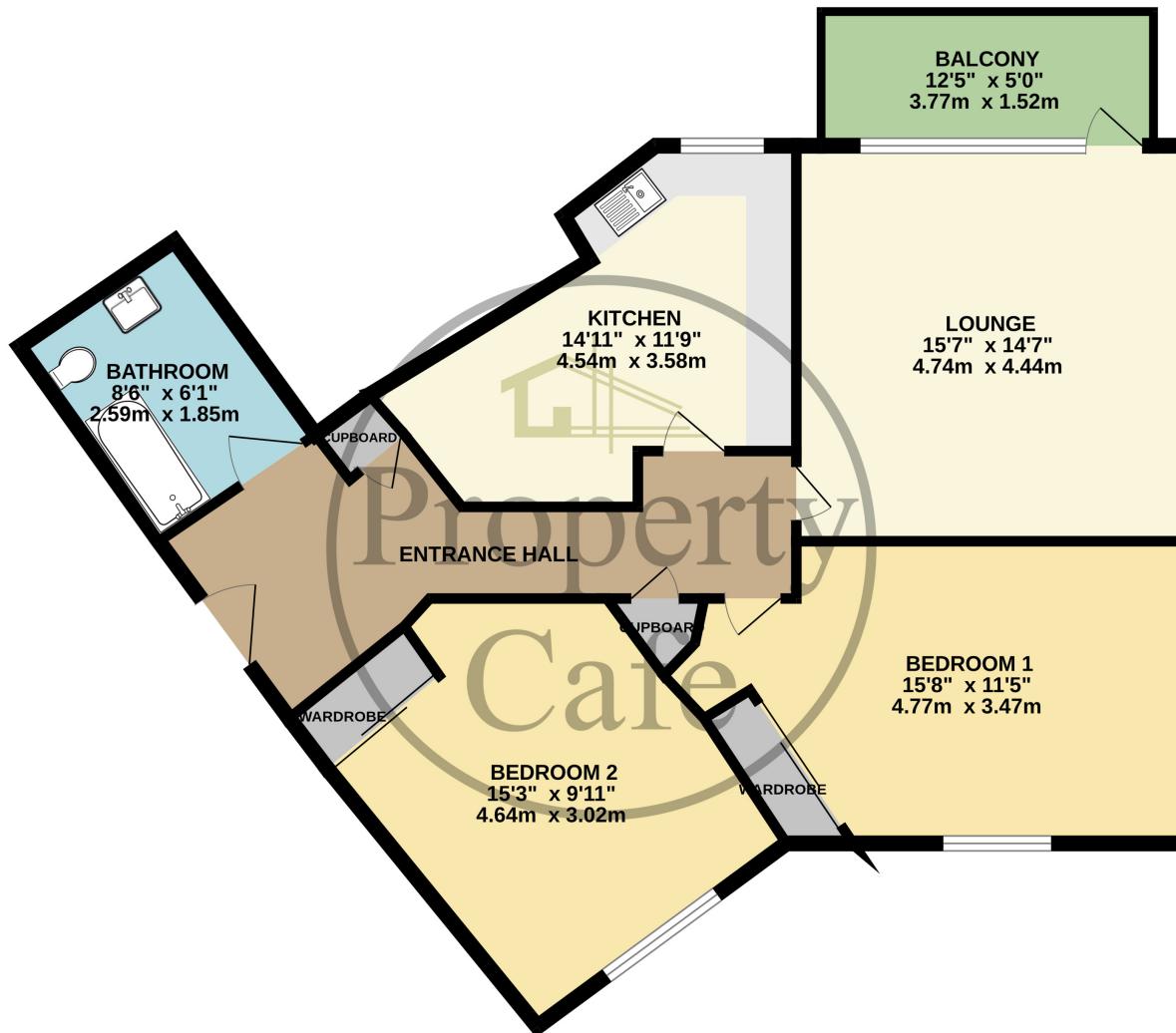


Property Cafe are delighted to present to the market this extremely spacious, two bedroom, seafront apartment for sale boasting stunning sea views and balcony. This property is positioned in a sought after block in west Bexhill. Accommodation and benefits include; A secure communal entrance area with lift access to all floors; Generous inner flat hallway offering ample storage; South westerly lounge with gorgeous sea views and vast balcony giving an excellent space to sit and enjoy the outlook; Fitted kitchen/breakfast offering ample cupboard & worktop space in addition to space for freestanding appliances; Two well proportioned double bedrooms both with fitted wardrobes and pleasant views over the 'Polegrove' recreation ground and bowls green; Fitted family bathroom comprising of bath with overhead shower attachment, wash basin & WC. Externally the property offers a single garage en-bloc with an electric up & over door and manicured communal grounds. The flat benefits from a share of the freehold, electric heating, double glazing, a newly fitted roof with a 25 year guarantee and is to be sold with no onward chain. We recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - 940 years \* Service charge - £3600 per annum \* Ground rent - N/A.



4TH FLOOR APARTMENT  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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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**Bedrooms:** 2

**Receptions:** 1

**Council Tax:** Band D

**Parking Types:** Garage En Bloc.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**EPC Rating:** D (61)

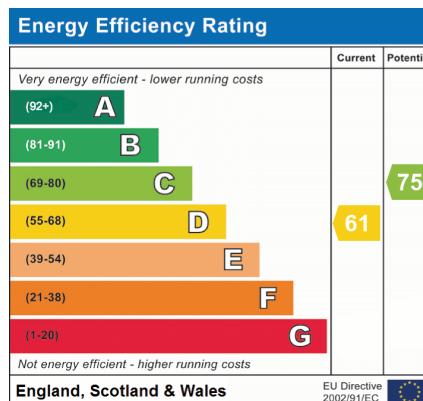
**Annual Service Charge:** 3600

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL.

**Accessibility Types:** Lift access.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.



The property is situated right on Bexhill's manicured seafront & promenade, offering stunning views out to sea. Positioned to the west of Bexhill's town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Seafront Apartment For Sale
  - Large Private South Facing Balcony
    - Single Garage En-Bloc
  - Stunning South Westerly Sea Views
  - Secure Communal Area & Lift Access
  - Pleasant Views From The Bedroom Over Recreation Ground & Bowls Greens
- Sought After Block Of Flats In West Bexhill
  - Share Of Freehold & Long Lease
  - Sold With No Onward Chain
  - Viewing Highly Recommended.
  - Reduced Property