



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£269,950 6 St Kitts West Parade, Bexhill-on-Sea TN39 3DR
🛏️ 2 Bedroom 🚿 1 Bathroom 🪑 1 Reception



AT A GLANCE...

There is no onward chain with this spacious purpose-built apartment that boasts direct sea views over the English Channel and the iconic seafront promenade!

Situated in a well-regarded purpose-built block, the apartment features a share of freehold, an en-bloc garage and accommodation that comprises a well-kept communal entrance hall with stairs and a lift to the second floor.

From the spacious inner entrance hall, you enter the dual-aspect living room with a sliding door leading to the south-west facing balcony with stunning views. Additionally, the adjacent kitchen has matching wall and base units with integrated appliances, including an undercounter refrigerator and freezer, an oven & hob. It also has space and plumbing for a washing machine.

The apartment has two spacious double aspect bedrooms with fitted wardrobes and a fitted shower room. Furthermore, there is double glazing throughout the apartment and electric heating.

It is highly recommended that you view the property as soon as possible to fully appreciate all it has to offer!

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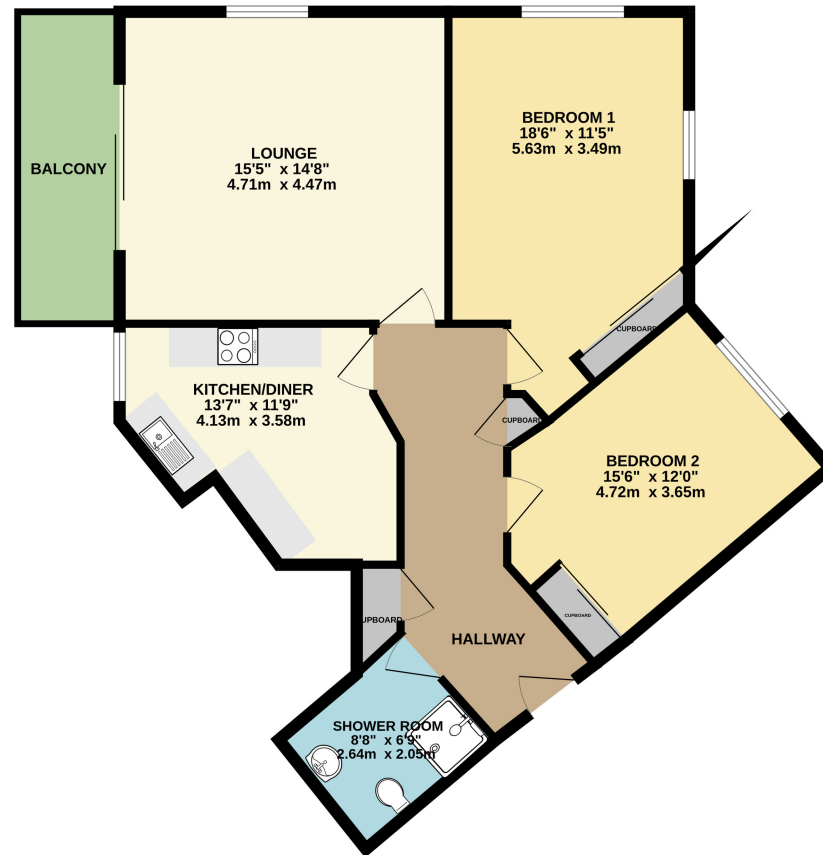
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Purpose Built Apartment
- Fantastic Sea Views
- Garage En-Bloc
- Located On The First Floor
- Two Double Bedrooms
- Share Of Freehold
- No Onward Chain
- Lift & Stair Access

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

The property is situated in a well-regarded location west of Bexhill town centre. Adjacent to the seafront promenades, Bexhill Town Centre, and the iconic contemporary arts & events venue the De La Warr Pavilion. Collington Station is close by offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes can be found within close proximity. Within a short walking distance you will find Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a café.

Lease & Maintenance Information

Tenure - share of freehold
Lease term - in excess of 900 years remaining
Maintenance charge for 2025 - £3204.37 includes water rates.
Ground rent - N/A.

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