



Flat 14 Tobago, West Parade, Bexhill-  
on-Sea, East Sussex TN39 3YB



## PROPERTY DESCRIPTION

A spacious two bedroom third floor seafront apartment situated on the west wing of the popular building 'Tobago'. Tobago is also situated adjacent to Egerton Park and just a short walk from the town centre & De La Warr Pavilion. The accommodation comprises; communal entrance with stairs and lifting rising to the third floor, spacious entrance hall, dual aspect lounge with door leading to the balcony which has views over the English Channel and towards Beachy Head, fitted kitchen, two bedrooms with views over the Polegrove and bathroom. Outside there is a garage en-bloc. EPC - D.

## FEATURES

- Third Floor Seafront Apartment
- Two Bedrooms With Views Over The Polegrove
- Popular West Wing
- Dual Aspect Lounge With Stunning Views
- Balcony With Views Across The English Channel and Towards Beachy Head
- Garage With Power & Lighting
- Share Of Freehold
- Chain Free
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, stairs and lift rising to the third floor.

### Entrance Hall

Accessed via private front door, wall mounted electric heater, ceiling coving, two storage cupboards.

### Lounge

14' 10" x 14' 6" (4.52m x 4.42m) A bright aspect room with double glazed windows to the side and front and door to the front leading to the balcony with views across the English Channel and towards Beachy Head, ceiling coving, wall mounted electric heater.

### Kitchen

An irregular shaped room with maximum measurements of; 14' 8" x 13' 0" (4.47m x 3.96m) Double glazed window to the front with views across the English Channel and towards Beachy Head, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset four ring gas hob with extractor fan over, stainless steel sink and double drainer with mixer tap, a range of matching wall and base cupboards with drawers, built-in high-level electric oven, space for washing machine and tall fridge freezer.

### Bedroom One

14' 5" x 11' 6" (4.39m x 3.51m) A bright room with double glazed windows to the side and rear with views across the Polegrove and Egerton Park, built-in wardrobe, wall mounted electric heater.

### Bedroom Two

15' 1" x 10' 6" (4.60m x 3.20m) Double glazed window to the rear overlooking the Polegrove, built-in wardrobe, wall mounted electric heater

### Bathroom

Three piece suite comprising; low level WC, wash hand basin, panelled bath with screen and mixer tap, heated towel rail.

### Garage

Accessed via up and over door, power points, and lighting, number 135.

### NB

Lease - 999 years from 1971

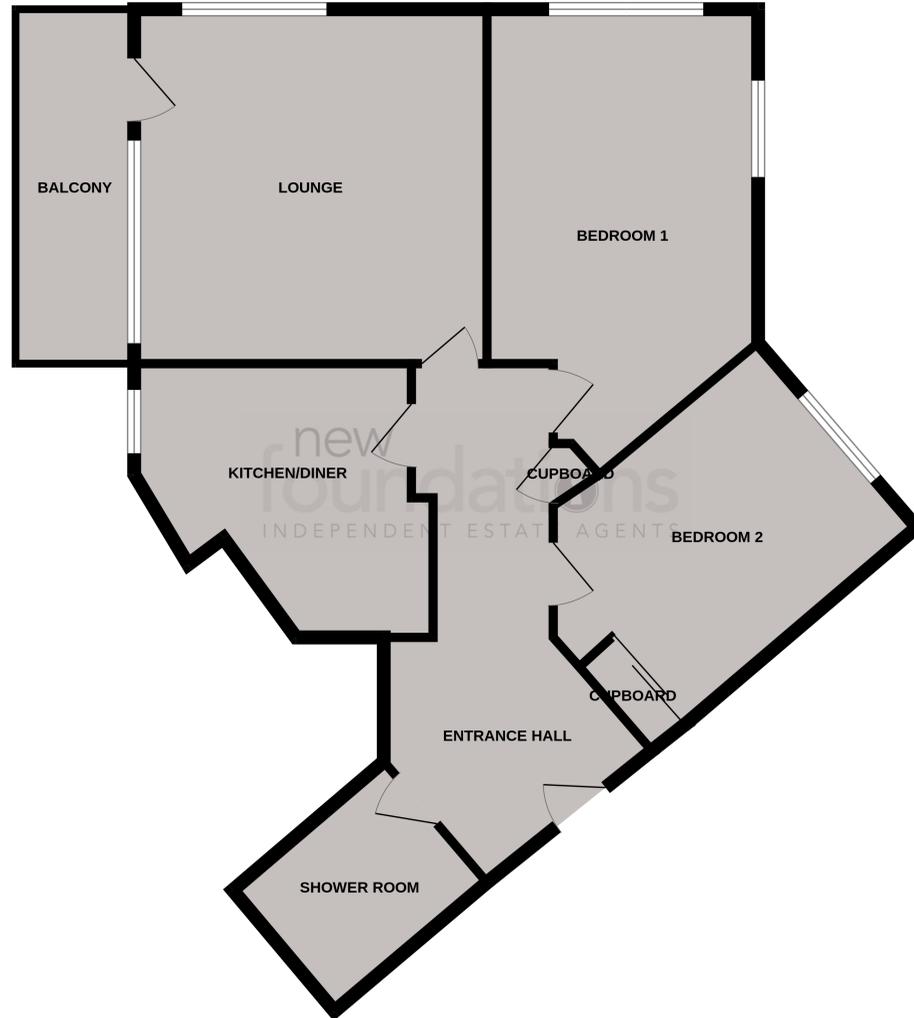
The freehold of the block is held by a residents company in which flat owners have a share.

Maintenance includes constant hot water supply, cleaning and lighting of the common parts, block insurance contribution, water & sewerage rates, lift maintenance, etc.

Service Charge for 2026 - £3,786.80

# FLOORPLAN

## 3RD FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

