




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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6 Beach Towers, West Parade, Bexhill-on-Sea, East
Sussex TN39 3HS
£420,000  3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

An exceptional second-floor, three-bedroom seafront apartment, ideally positioned in the heart of central Bexhill. Offering approximately 131 sqm of beautifully presented accommodation, this impressive home combines generous proportions with breath taking, uninterrupted sea views.

Accessed via a private staircase, the property opens into a welcoming hallway leading to a stunning open-plan kitchen, dining and living space. Flooded with natural light, this triple-aspect room provides an ideal setting for both everyday living and entertaining. The contemporary kitchen is thoughtfully designed with a range of wall and base units, integrated oven and combi microwave, gas hob, dishwasher, and an American-style fridge freezer, alongside ample space for a dining table and chairs. The spacious living area enjoys panoramic coastal views and opens directly onto a superb south-facing sun terrace where you can enjoy some spectacular sunrises over the sea.

The generous master bedroom also benefits from uninterrupted sea views and features a stylish en-suite with a spa shower. Two further well-proportioned double bedrooms are offered, one of which provides access to a second balcony. A modern family bathroom with a Jacuzzi bath, separate WC, and a practical utility room complete the internal accommodation.

Further benefits include excellent storage throughout, as well as a substantial boarded loft offering exciting potential for conversion into additional living space, such as a reception room, study, or further bedrooms (subject to the necessary planning permissions and building regulations). The apartment is also equipped with gas central heating, double glazing and benefits from a long lease.

The building itself has recently undergone significant refurbishment, including the installation of a new fire alarm system, smoke detectors and fire doors. An upgrade to the front-facing balconies and communal area redecoration is scheduled for later this year.

An outstanding coastal home, early viewing is highly recommended to fully appreciate all that this property has to offer.

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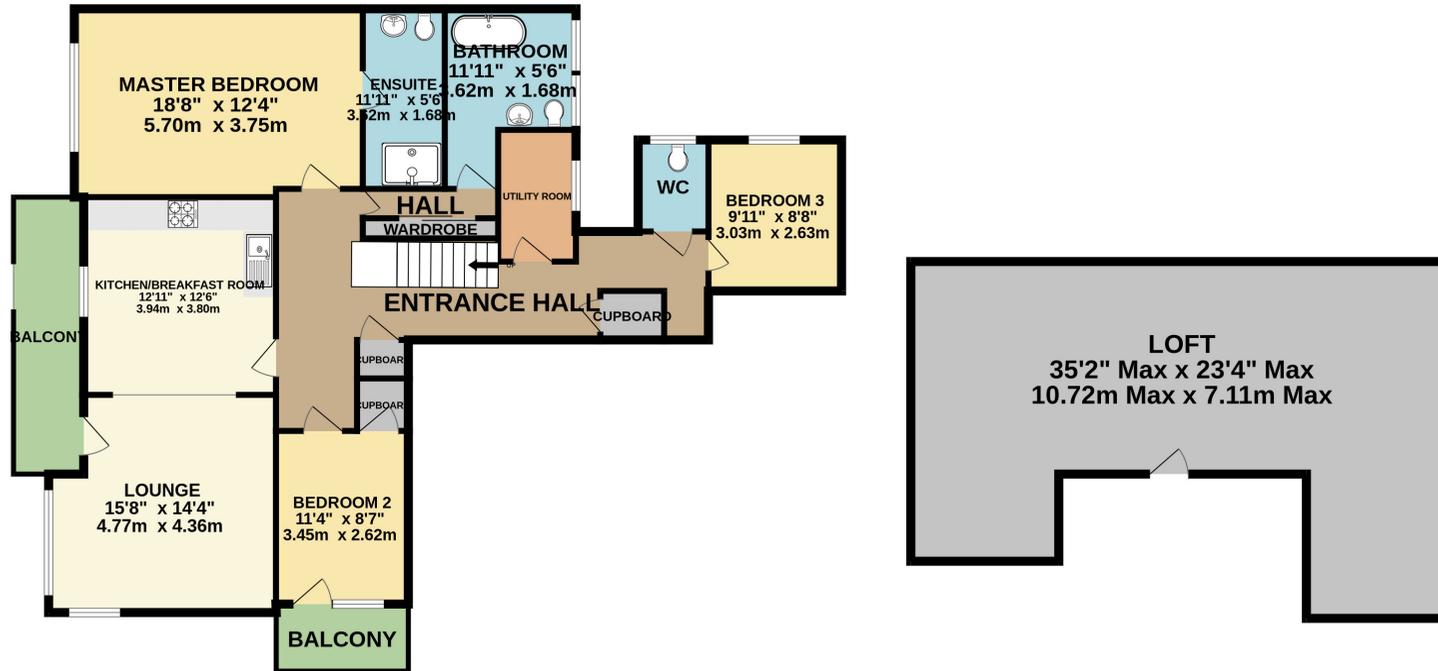
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Key Features:

- Exceptional Seafront Apartment
- Uninterrupted Sea Views
- Share Of Freehold
- Double Glazed & Gas Central Heating
- Three Double Bedrooms
- Two Reception Rooms
- Large Loft With Potential
- Sun Terrace & Balcony Heating

FIRST 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(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 apartment is located in Bexhill town centre, adjacent to the iconic seafront promenade and the De La Warr Pavillion. Within walking distance, you will find an array of well-regarded restaurants and shops. Just round the corner is Egerton Park where you can enjoy a walk, with its duck pond, outdoor gym and tennis courts'. Bexhill mainline railway station is just 0.6 miles away and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. St Peter & St Paul primary school & St Richards Catholic College are the closest schools, both currently rated as outstanding in the latest Ofsted reports.

Lease & Maintenance Information -

Tenure - Share Of Freehold (Lease 999 years from 2012)
 Maintenance Charge - £1800 per annum
 Ground Rent - N/A
 Permit street parking is approx £120 per annum for 2 permits available per household.

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