



Flat 26 Homewarr House, De la Warr
Parade, Bexhill-on-Sea, East Sussex
TN40 1PL



PROPERTY DESCRIPTION

A one bedroom house managed second floor flat looking directly over Bexhill seafront enjoying wonderful sea views. Other benefits include SOUTHERLY FACING BALCONY, sealed unit double glazing, electric heating, communal residents lounge, laundry room and guest bedroom facilities. CHAIN FREE EPC - B

FEATURES

- Council Tax Band - B
- One Bedroom Apartment
- 2nd Floor Flat With Lift
- Retirement Building Situated Opposite The Seafront
- Over 60's Complex
- No Onward Chain
- Various Facilities Including House Manager, Communal Lounge & Laundry Room





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal front door with security intercom leading to communal entrance hall, stairs or passenger lift to second floor landing, private front door with security peephole leading to private entrance hall.

Private Entrance Hall

With security entry phone handset.

Living Room

14' 3" x 12' 1" (4.34m x 3.68m) With TV aerial point, telephone point, door to built-in storage cupboard housing hot water tank, meters and with shelving, double glazed window with southerly aspect enjoying pleasant outlook over the sea, archway to kitchen.

Kitchen

7' 4" x 5' 5" (2.24m x 1.65m) With a range of units comprising; single drainer sink unit with cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built in electric oven with four ring ceramic hob and extractor hood over, space for fridge, further appliance space.

Bedroom

17' 5" x 8' 6" (5.31m x 2.59m) With built-in double wardrobe, night storage heater, wall lights, double glazed door with inset window leading onto southerly facing balcony.

Balcony

Enjoying wonderful sea views with glimpses of Beachy head in the distance.

Shower Room

Double shower with sliding glass door, MIRA shower, handgrips and retractable seat, wash hand basin with storage cupboards below, low-level WC, tiling to walls, extractor fan, wall mounted electric heater.

Outside

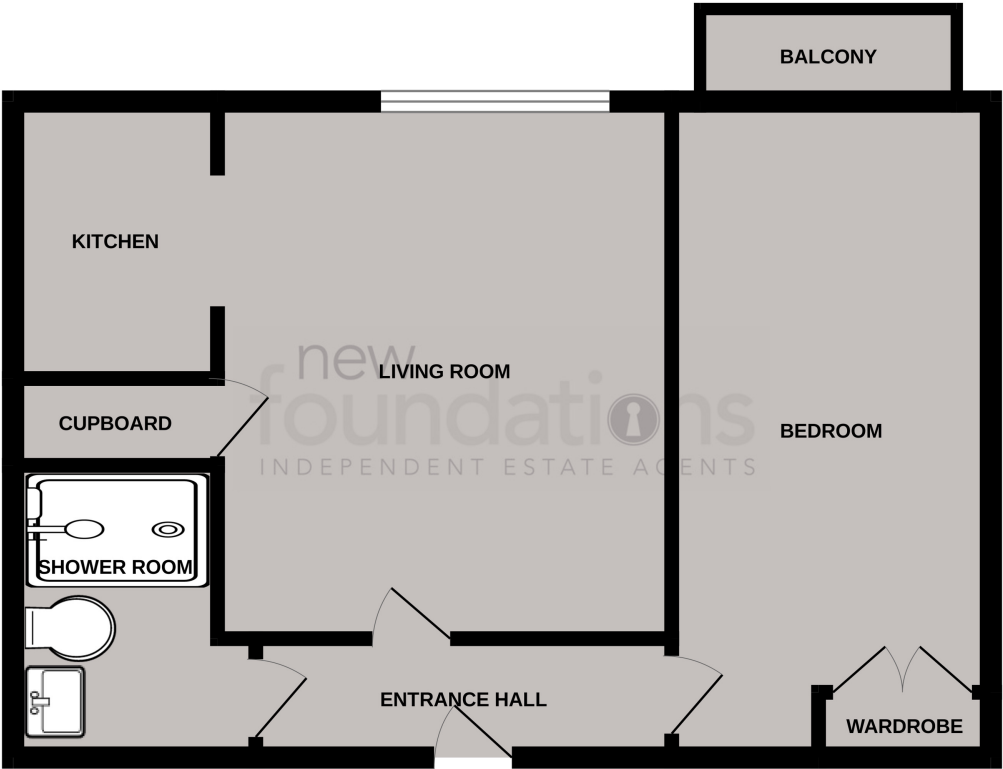
Well maintained lawned communal gardens surround the property with established shrub and flower beds. There is resident parking allocated on a first come first serve basis.

NB

There is a minimum age requirement to live in this block of 60 years old. We have been verbally advised that the property is held on a 59 year lease. The maintenance charge includes water and sewerage, window cleaning, buildings insurance, garden maintenance and use of all the communal facilities and a contribution into a reserve fund. We currently await up to date payment details.

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.
Made with Metropix 5/2/25.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		82	85
(81-91)	B			
(69-80)	C			
(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	

