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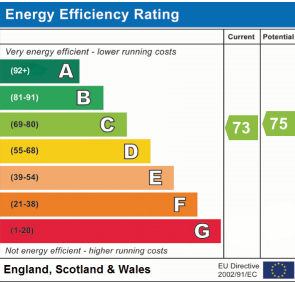
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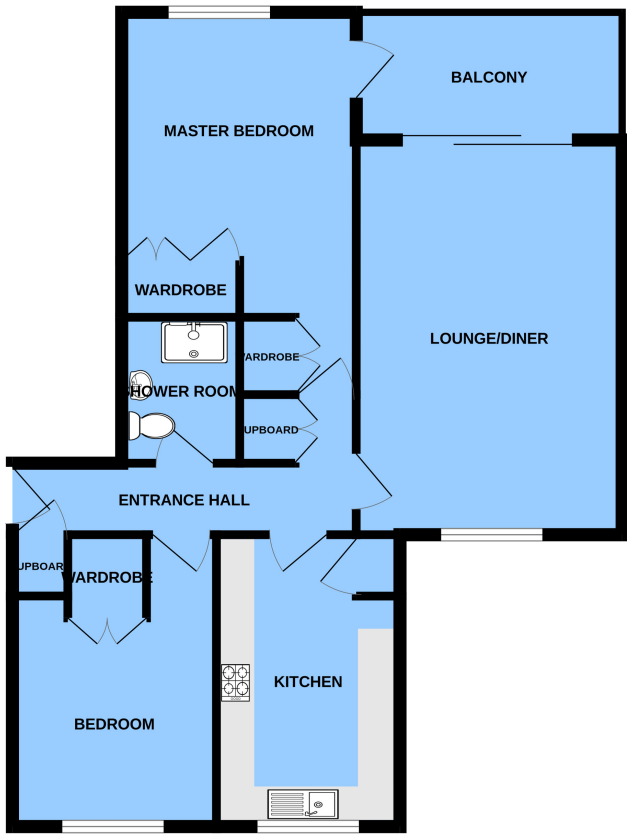
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GROUND FLOOR



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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27 Barbados, De la Warr Parade, Bexhill-on-Sea, East Sussex
TN40 1PJ

£295,000

leasehold

An immaculately presented two bedroom top floor apartment with balcony taking in far reaching sea views along the coast to Beachy Head, offered to the market with no chain.

Purpose Built Flat
Garage on Block

Top Floor
Balcony

2 Bedrooms
Sea Views

Shower Room
Close to Amenities

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Description

Barbados is an exclusive purpose built complex of spacious apartments situated on the seafront at Bexhill on Sea. No 27 is situated on the top floor and therefore enjoys unencumbered views of the beach and English Channel. The property itself enjoys a spacious hallway with ample storage which gives access to all of the principal rooms. The living/dining room has doors out onto the balcony which overlooks the promenade. The spacious kitchen is fully integrated and fitted with a modern suite and the principal bedroom is a comfortable double with fitted wardrobes and again has a door to the balcony. The second bedroom is also a good size with fitted wardrobes and both bedrooms are complimented by a well presented and modern shower room. The property also has the benefit of a large single garage on block which provides extra valuable storage. This property would make a very comfortable principal residence or would suit those looking for a "lock up and leave". The property is situated on the seafront in Bexhill which is very well served for supermarkets, local shops, bars, restaurants and recreational facilities as well as a station and the iconic De La Warr pavilion. To the other end of the seafront is the exclusive Cooden Beach golf course and viewing is highly recommended to appreciate this apartment which is brought to the market with no chain.

Directions

From the De La Warr Pavilion continue along the seafront for some distance, towards St Leonards, and the property will be found along on the left hand side. To access the property turn into Brookfield Road and then left into Lionel Road. For viewings there is on street parking for up to two hours on Lionel Road or pay for parking on the seafront itself. What3Words:///colleague.detail.grin

THE ACCOMMODATION

with approximate room dimensions is approached via a communal entrance hall with stairs leading to communal landing, which is particularly well maintained, with private door to

ENTRANCE HALL

with recessed lighting, radiator, entry phone system, linen cupboard and separate storage cupboard.

KITCHEN

13' 4" x 8' 6" (4.06m x 2.59m) with window to rear, tiled floor and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with a 1 1/2 bowl stainless steel sink with mixer tap and drainer. There is a quartz effect working surface, integrated dishwasher, washing machine, electric oven and microwave, 4 ring ceramic hob with extractor over and two fridges. There is a separate cupboard housing the wall mounted gas heater.

LIVING ROOM/DINING ROOM

18' 3" x 11' 8" (5.56m x 3.56m) with sliding door out to the balcony taking in spectacular views to the English Channel and Beachy Head, letter box window to rear.



BEDROOM 1

14' 0" x 10' 8" (4.27m x 3.25m) a double aspect room with windows to front with sea views and door giving access to the balcony. There are two fitted wardrobes.



BEDROOM 2

13' 4" x 9' 2" (4.06m x 2.79m) with window to rear, fitted double wardrobe.



SHOWER ROOM

6' 11" x 4' 6" (2.11m x 1.37m) with recessed lighting, tiled floor and walls and fitted with a large shower unit, vanity sink unit, wc, heated towel rail.

OUTSIDE

The property enjoys a balcony which measures 10' 8" x 5' 7" (3.25m x 1.70m) and takes in the sea

GARAGE EN BLOCK

18' 7" x 8' 2" (5.66m x 2.49m) with manual up and over door, power and light, fitted storage cupboards.

LEASE DETAILS

999 year lease from 1980
Peppercorn Ground Rent
Service Charge £2000 per annum

COUNCIL TAX

Rother District Council
Band D £2,552.34



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.