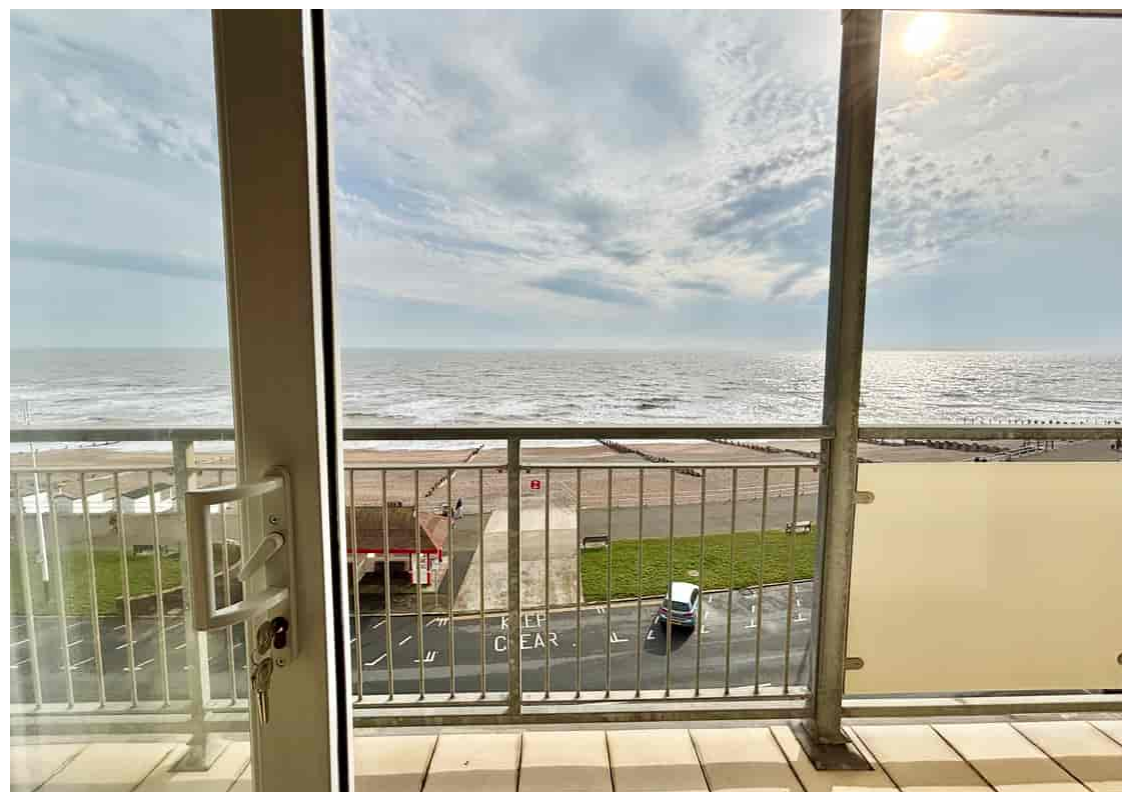




Flat 21 De la Warr Parade, Bexhill on Sea, East Sussex, TN40 1NW

Two Bedroom Purpose Built Apartment With Balcony & Stunning Views £267,500 - Leasehold Share of Freehold



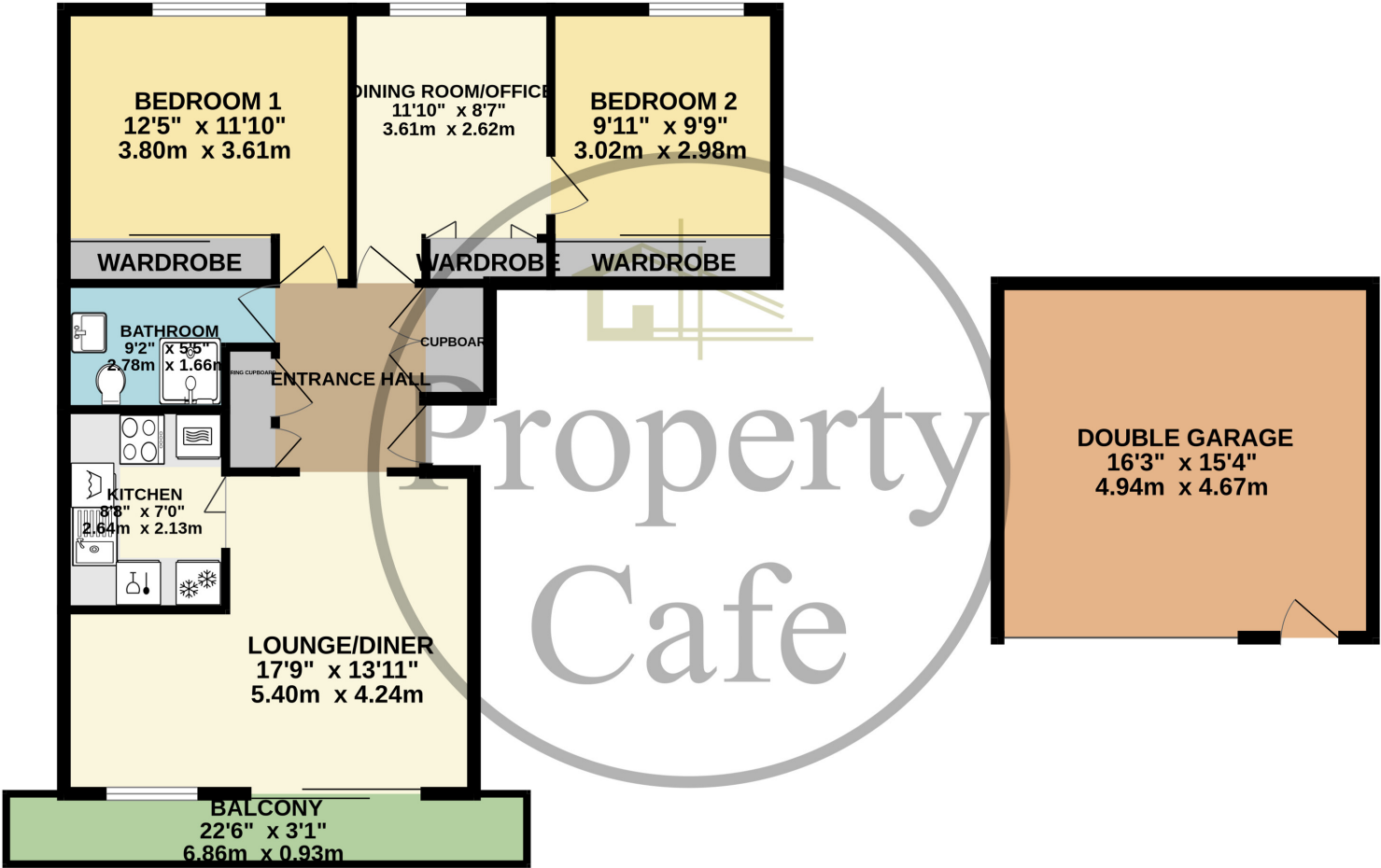


Property Cafe are delighted to present to the market this well proportioned two/three bedroom purpose built seafront apartment with south facing balcony & uninterrupted sea views. Accommodation and benefits include; A secure communal entrance area with entry phone system and lift access; Inner flat hallway generous in size and offering multiple storage cupboards; Spacious lounge/diner with access via sliding doors onto a full width balcony boasting panoramic sea views; Fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including, electric oven & hob, microwave, fridge/freezer, washing machine and dishwasher; Two double bedrooms and a third bedroom/dining room/study, all of which benefit from fitted wardrobes; Fitted shower room comprising of shower cubicle, wash basin & WC. Externally the apartment uniquely offers a double garage with electric up & over door. This property is brought to the market in good condition throughout, double glazed and is to be sold with no onward chain. We recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - 900 + years \* Service charge - £3380.20 Per annum



**4TH FLOOR APARTMENT**  
**1001 sq.ft. (93.0 sq.m.) approx.**




TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Garage.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (81)  
**Annual Service Charge:** 3380  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** None.



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92+)  |   |           |
| <b>A</b>   |   |           |
| (81-91)  |   |           |
| <b>B</b>   | 81  | 85        |
| (69-80)  |   |           |
| <b>C</b>   |   |           |
| (55-68)  |   |           |
| <b>D</b>   |   |           |
| (39-54)  |   |           |
| <b>E</b>   |   |           |
| (21-38)  |   |           |
| <b>F</b>   |   |           |
| (1-20)   |   |           |
| <b>G</b>   |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC  |           |

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London

- Two/Three Bedroom Seafront Apartment For Sale
- South Facing Balcony With Uninterrupted Sea Views
  - Fitted Kitchen With Integrated Appliances
    - Fitted Shower Room
    - Double Garage.
- Secure Communal Entrance & Lift Access
  - Ample Storage Throughout
  - Sought After Seafront Position
  - Sold With No Onward Chain
  - Viewing Highly Recommended.