



63 The Sackville De la Warr Parade,
Bexhill-on-Sea, East Sussex TN40 1LS



PROPERTY DESCRIPTION

A well presented one bedroom third floor retirement apartment situated in this iconic seafront building just a short distance from the town centre and railway station. The accommodation comprises; communal entrance with stairs and lift to the third floor, private entrance hall, lounge, fitted kitchen, double bedroom and bathroom. The property benefits communal facilities including; good size residents lounge, laundry room and guest suite whilst there is an on-site concierge, bistro and salon. EPC - E.

FEATURES

- One Double Bedroom
- Third Floor
- Iconic Seafront Building 'The Sackville'
- Retirement Flat - Over 50's
- On-Site Concierge
- Lift Access
- Communal Lounge & Laundry Room
- Bistro & Salon On-Site
- Short Distance To The Town Centre
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door, communal lounge area, stairs and lift rising to the third floor, further small staircase with stairlift leading to the apartment.

Private Entrance Hall

Accessed via private front door, video entry phone system, ceiling coving, wall mounted night storage heater, airing cupboard housing hot water cylinder, fuse box.

Lounge

14' 6" x 10' 8" (4.42m x 3.25m) Double glazed window to the side, ceiling coving, wall mounted night storage heater, feature decorative fireplace.

Kitchen

11' 8" x 6' 0" (3.56m x 1.83m) Double glazed window to the side, ceiling coving, spotlights, fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards with inset electric oven.



Bedroom

14' 4" x 11' 9" (4.37m x 3.58m) Double glazed window to the side, ceiling coving, wall mounted electric heater, built-in wardrobes.

Bathroom

8' 5" x 4' 3" (2.57m x 1.30m) Ceiling coving, spotlights, fitted matching suite comprising; panelled bath with mixer tap, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

NB

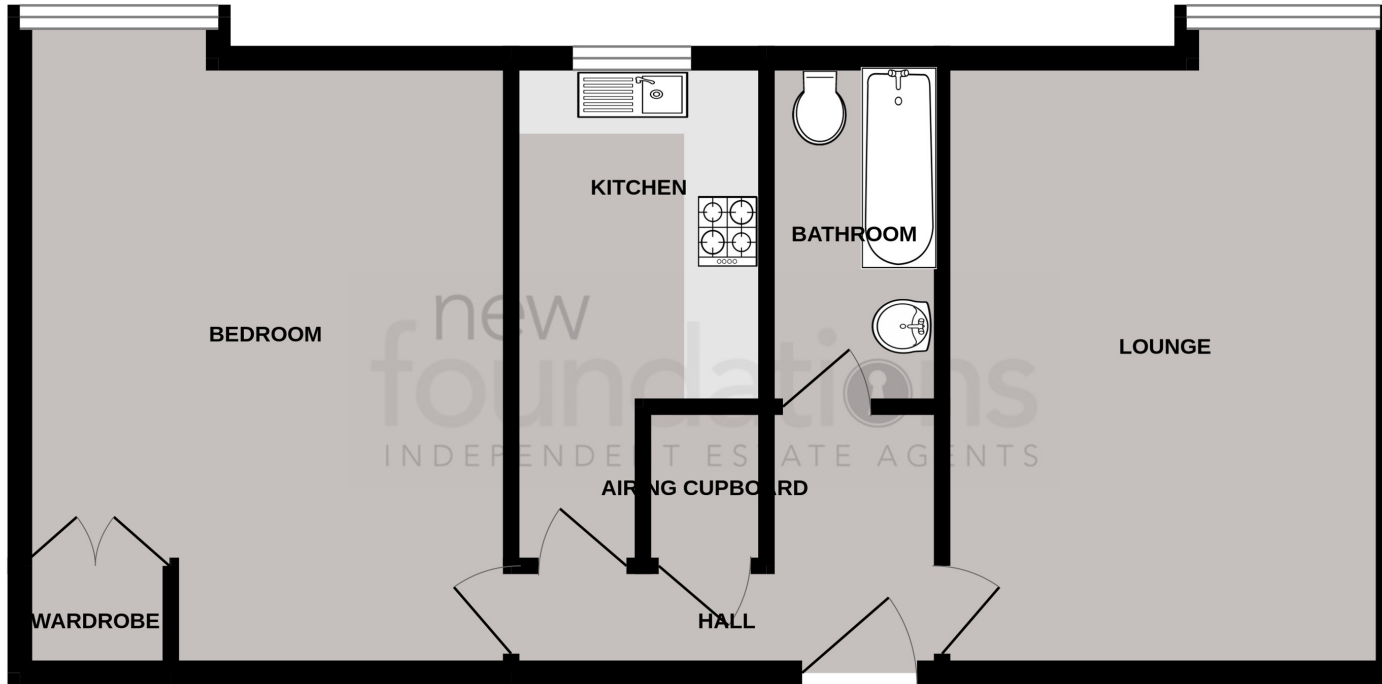
We have been verbally advised of the following;

64 years remaining on the lease

£341.67 per month service charge

£150 per annum ground rent however this paid within the £341.67 monthly service charge.

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

