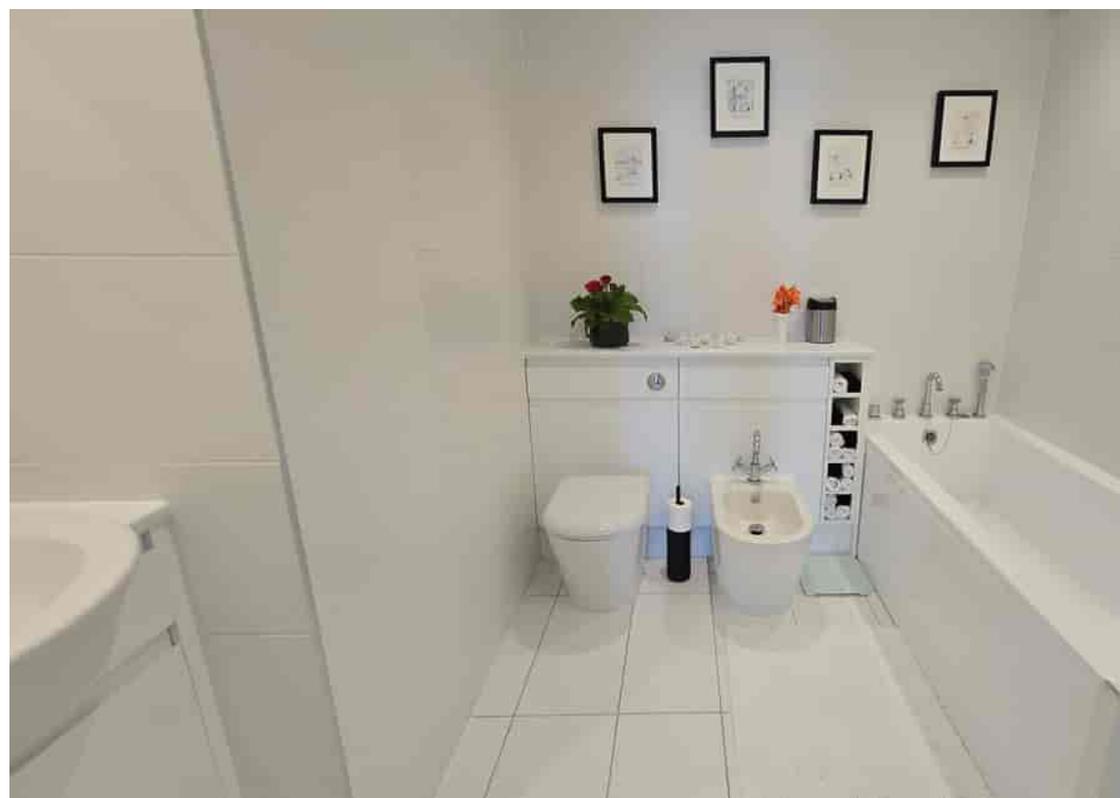
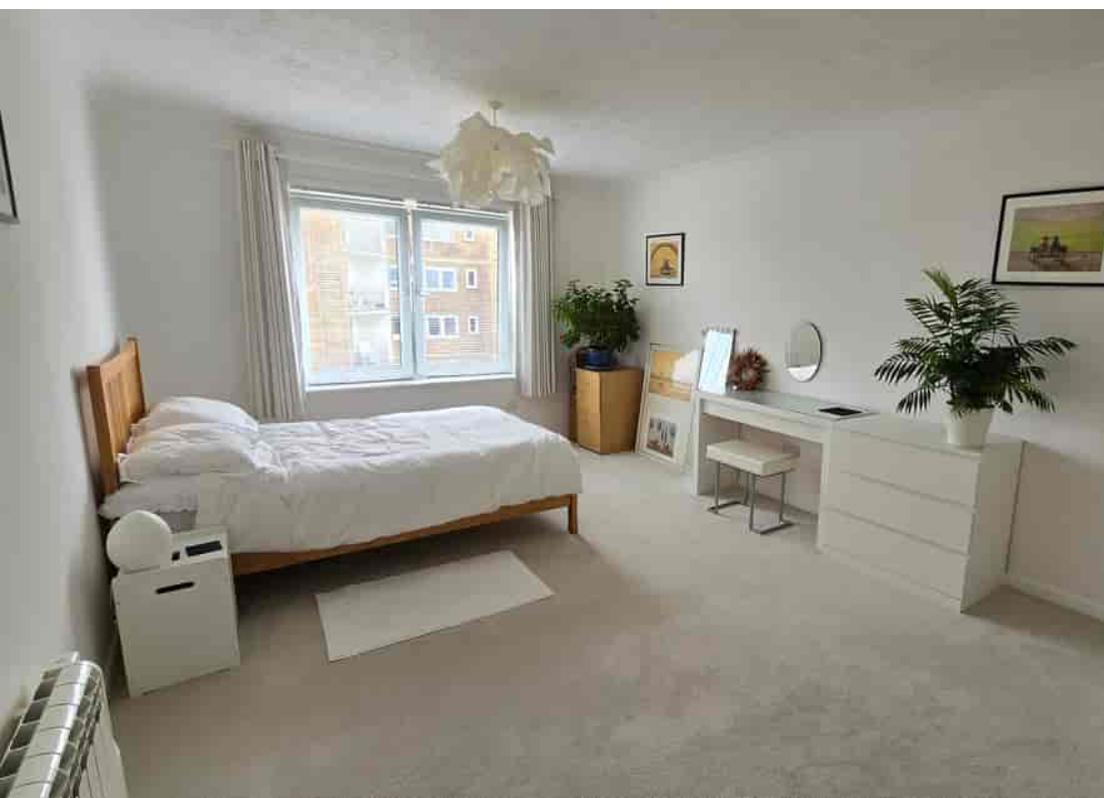




23 St Thomas West Parade, , Bexhill on Sea, East Sussex, TN39 3YA

Immaculate Fifth Floor Seafront Apartment With Stunning Views (Sold With No Onward Chain) £440,000 - Leasehold Share of Freehold

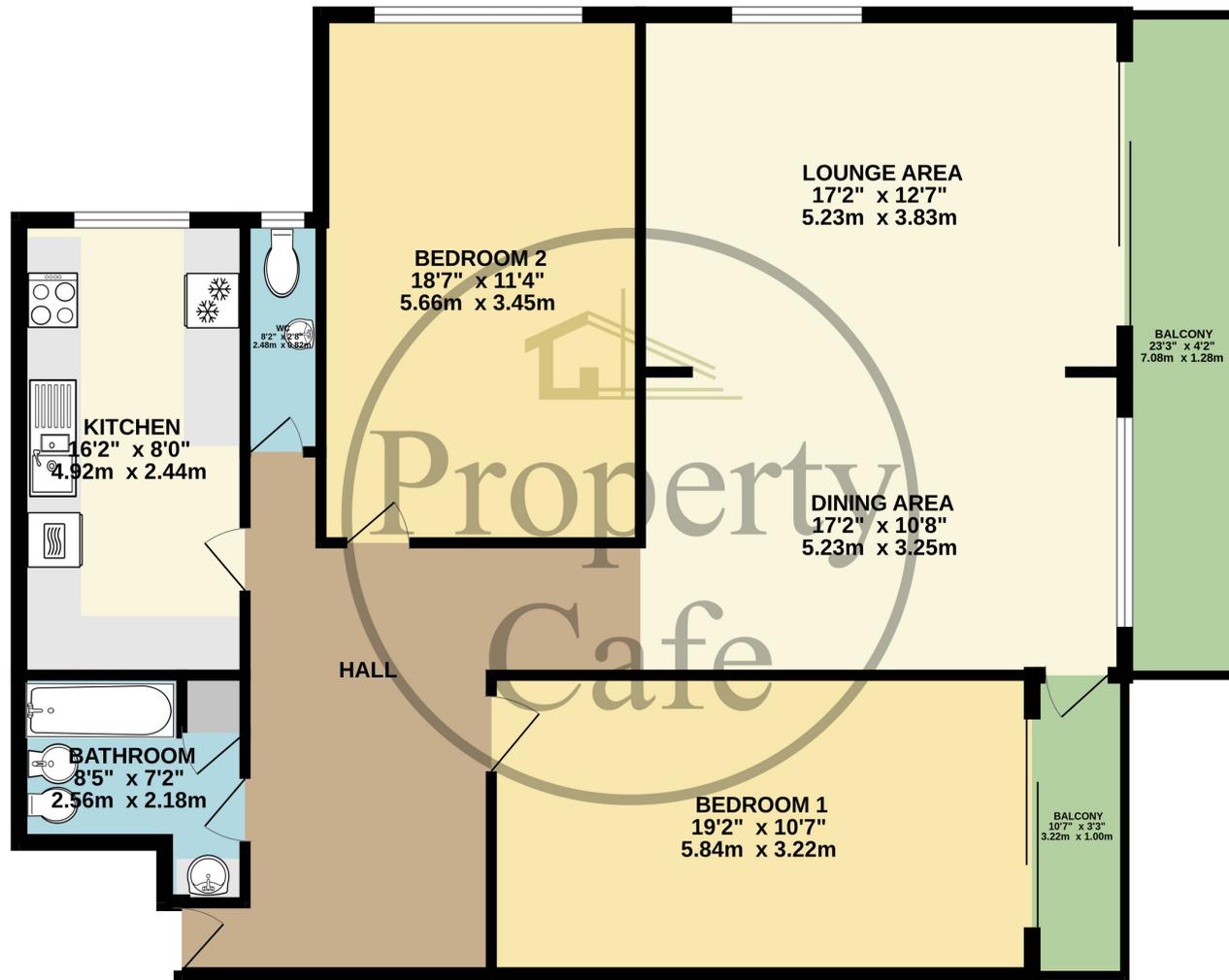




A stunning Two Bedroom Seafront Apartment belonging to this highly sought after purpose built development offering accommodation and benefits that include; A secure communal entrance & inner hall with lift access to all floors (Apartment 23 will be found on the 5th floor), an immaculate inner hallway leading to all rooms including, a spacious south facing lounge-diner enjoying outstanding panoramic sea views across, a modern fitted kitchen, two very spacious double bedrooms (master bedroom with balcony), an immaculate refitted bathroom/W.C with an additional separate W.C, two good South facing sun balconies and single garage en bloc, long lease & Share Of Freehold. Please also note that the hot water & all water rates Included within the management charges. The apartment is offered for sale with No Onward Chain. For any additional details or to arrange to view please contact our Bexhill sales team on 01424 224488.



**FIFTH FLOOR**  
**1186 sq.ft. (110.2 sq.m.) approx.**



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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:** 2  
**Receptions:** 1  
**Council Tax:** Band E  
**Council Tax:** Rate 3119.5  
**Parking Types:** None.  
**Heating Sources:** None.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (61)  
**Annual Service Charge:** 3800  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** None.  
**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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



A Stunning Seafront Apartment \* A Lovely Triple Aspect Lounge-Diner With Stunning Views \* Two Balconies With Panoramic Views \* Spacious Inner Hall \* A Modern Kitchen & Bathroom \* Additional Separate W.C \* Secure Communal Entrance & Entry Phone System \* Lift Access To All Floors \* Immaculate & Modern Throughout \* Highly Sought After Development \* Single Garage En-Bloc (With Remote Door) \* Long Lease & Share Of Freehold \* Viewing Strongly Recommended \* Please Call Bexhill On Sea 01424 224488





**Tenure Leasehold & Share Of Freehold : Lease Approx 943 Years : No Ground Rent : Service Charge Approximately £4000 Per Year: For additional details please contact our office on 01424 224488. Location :** The property is situated directly on Bexhill sea front & within easy walking distance of the town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Stunning Seafront Apartment
  - Lovely Triple Aspect Lounge-Diner
  - Two Balconies With Stunning Views
    - Modern Kitchen & Bathroom
    - Additional Separate W.C
  - Secure Communal Entrance & Entry Phone System
    - Lift Access To All Floors...
  - Hot Water & Water Rates Included
- Immaculate & Modern Throughout
  - Highly Sought After Development
  - Single Garage En-Bloc (With Remote Door)
    - Long Lease & Share Of Freehold
    - Viewing Strongly Recommended
    - Sold With No Onward Chain!
    - Call Bexhill On Sea 01424 224488