



Flat 26 Tobago, West Parade, Bexhill-on-Sea, East Sussex TN39 3YB



PROPERTY DESCRIPTION

CHAIN FREE. A spacious sixth floor SEAFRONT apartment situated in the sought after 'West Indies' which is also within easy reach of the Town Centre, Collington Train Station whilst The Polegrove & Egerton Park are on your doorstep. The accommodation comprises; communal entrance with stairs and lift rising to the sixth floor, spacious entrance hall, dual aspect lounge with magnificent views and door leading to the south/westerly aspect sun balcony, fitted kitchen with dining area, two double bedrooms with the master being dual aspect and both benefitting from views over the Polegrove and shower room. Outside there is a garage with electric up and over door. EPC - D.

FEATURES

- Sixth Floor Seafront Apartment
- Very Sought After 'West Indies' Flat
- Dual Aspect Lounge & Master Bedroom
- Share Of Freehold
- Views Towards Egerton Park & Over The Polegrove To The Rear
- Garage With Electric Up And Over Door
- South/Westerly Aspect Balcony With Amazing Views Across The English Channel & Towards Beachy Head
- Lift Access
- Chain Free
- Council Tax Band - D





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, stairs and lift rising to the sixth floor.

Entrance Hall

Accessed via private front door, two storage cupboards, night storage heater.

Lounge

14' 10" x 14' 6" (4.52m x 4.42m) A bright and spacious dual aspect room with double glazed windows to the side and front with the latter offering exceptional views over the English Channel and towards Beachy Head, door leading to the private sun balcony, ceiling coving, night storage heater.

Private Balcony

Amazing views over the sea and towards Beachy Head.

Kitchen/Diner

An irregular shaped room with maximum measurements of; 14' 8" x 13' 0" (4.47m x 3.96m) Double glazed windows with sea views to the front, fitted kitchen comprising; a range of working surfaces with inset one and a half bowl sink and drainer unit with mixer tap, inset four ring gas hob, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine and fridge/freezer, space for dining table.



Bedroom One

14' 5" x 11' 6" (4.39m x 3.51m) A bright and spacious dual aspect room with double glazed windows to the side and rear offering rooftop views and views across the Polegrove, built-in wardrobe, storage heater.

Bedroom Two

15' 1" x 10' 6" (4.60m x 3.20m) Double glazed window to the rear with views over the Polegrove & Egerton Park, built-in wardrobe, storage heater.

Shower Room

Shower cubicle with independent shower over, low-level WC, wash hand basin, strip light tiled walls, wall mounted electric towel rail

Garage

Number 141 located to the rear with electric up and over door, power and lighting.

NB

Lease - 999 years from 1971

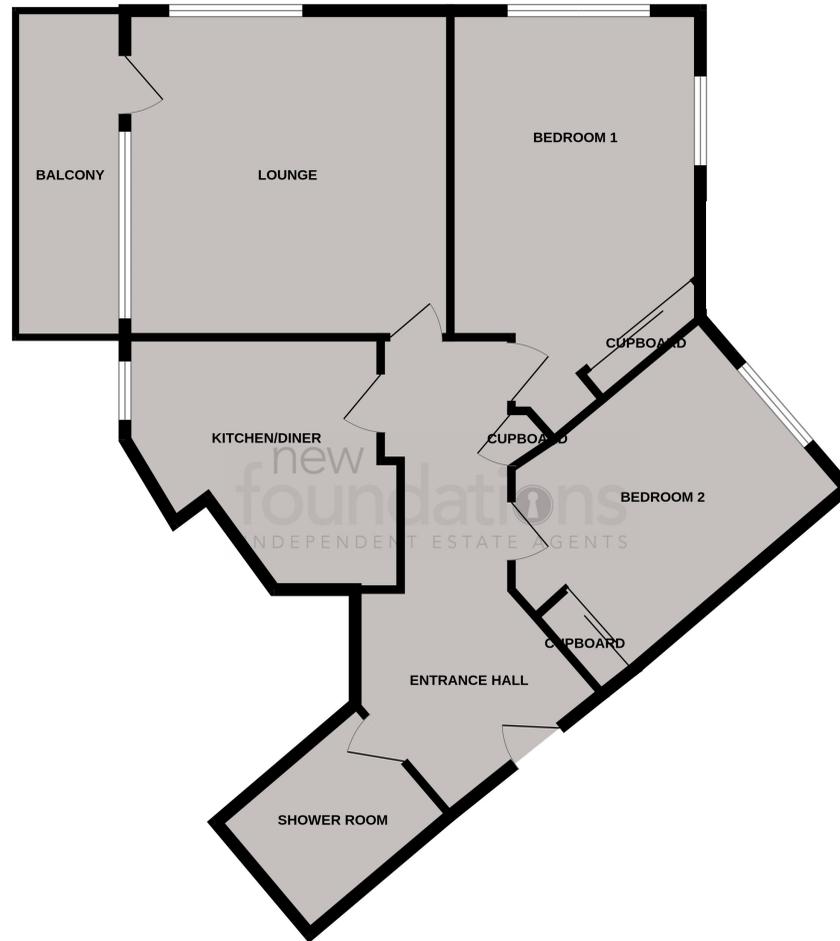
The freehold of the block is held by a residents company in which flat owners have a share.

Maintenance includes constant hot water supply, cleaning and lighting of the common parts, block insurance contribution, water & sewerage rates, lift maintenance, etc.

2024: £3451 pa

FLOORPLAN

6TH 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		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

