



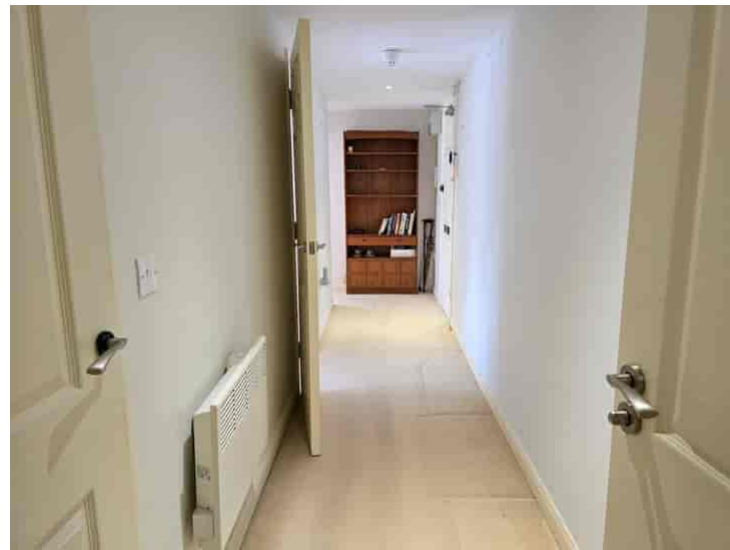
Flat 101 De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1LS  
Spacious Two Bedroom Retirement Flat With Sea Views £165,000 - Leasehold







**The Property Cafe Is Delighted To Offer For Sale This Spacious & Bright West Facing First Floor Two Bedroom Retirement Flat With Sea Views** Belonging To A Highly Sought After & Well Managed Retirement Development Situated On Bexhill Seafront: Accommodation & Benefits Include: Modern & Immaculately Presented Throughout \* Good Size Inner Hall \* A Spacious West Facing Lounge-Diner With Sea View \* Two Good Size Double Beds (Both With Sea Views) \* A Modern Well Equipped Semi-Open Plan Kitchen \* A Modern Shower Room \* Neutral Decoration Throughout \* Fitted With 24Hr Care Line Support \* Secure Entry Phone System \* **Excellent Communal Facilities To Include: A Modern Residents Laundry With Excellent Facilities \* A Lovely Spacious Residents Lounge with Coffee Area & Piano \* Lift Access To All Floors \* On Site Concierge/House Manager \* Guest Flat Available To Hire \* Regular Social Events & Day Trips \* Easy Access To The Sackville Bistro Restaurant \* For Additional Details Or To Arrange To View Please Contact Our Bexhill Sales Team On 01424 224488** The fees are paid quarterly at the moment but monthly option available (Service charge £987.50 Per Quarter) \* Water Rates £50.00 \* Ground Rent £37.50 \* 109 years remain on lease ...



**FIRST FLOOR**  
**650 sq.ft. (60.4 sq.m.) approx.**



**TOTAL FLOOR AREA : 650 sq.ft. (60.4 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 A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (83)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	88
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Accommodation & Benefits Include: Modern & Immaculately Presented Throughout \* Good Size Inner Hall \* A Spacious West Facing Lounge-Diner With Sea View \* Two Good Size Double Beds (Both With Sea Views) \* A Modern Well Equipped Semi-Open Plan Kitchen \* A Modern Shower Room \* Neutral Decoration Throughout \* Fitted With 24Hr Care Line Support \* Secure Entry Phone System Excellent Communal Facilities To Include: A Modern Residents Laundry With Excellent Facilities \* A Lovely Spacious Residents Lounge with Coffee Area & Piano \* Lift Access To All Floors \* On Site Concierge/House Manager \* Guest Flat Available To Hire \* Regular Social Events & Day Trips \* Easy Access To The Sackville Bistro Restaurant \* For Additional Details Or To Arrange To View Please Contact Our Bexhill Sales Team On 01424 224488





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- First Floor Retirement Apartment
- Two Spacious Double Bedrooms
- West Facing Lounge-Diner With Sea View
  - (Both Bedrooms With Sea Views)
- Well Presented Neutral Decoration
- Secure Entrance & Lift Access To All Floors
- Modern Semi-Open Planned Kitchen Area
  - Modern Shower Room
- 24 Hour Care Line Support Alarm
- Electric Heating & Double Glazed
- Bright & Spacious With A West Facing Aspect
- On Site Concierge / House Manager
- Really Excellent Communal Facilities
  - Regular Residents Social Events
  - Organised Residents Day Trips
- A Secure & Well Managed Development
  - Residents laundry & Guest Flat
  - Sought After Seafront Development
  - Easy Access To The Sackville Bistro
- A Really Lovely & Well Run Retirement Block
- For Additional Details Call 01424 224488

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