



Flat 3, 4 West Parade, Bexhill-on-Sea,
East Sussex TN39 3HR



PROPERTY DESCRIPTION

CHAIN FREE. A character one bedroom first floor SEAFRONT apartment situated just outside the town centre and offering wonderful views towards the English Channel and over the De La Warr Lawns. The accommodation comprises; communal entrance hall with stairs rising to the first floor, private entrance hall, impressive 22' bay fronted lounge with stunning views, fitted kitchen, double bedroom and bathroom. EPC - awaited.

FEATURES

- One Bedroom Seafront Apartment
- First Floor
- Bay Fronted Lounge With Stunning Sea Views
- Electric Heating
- Located Just Outside Of The Town Centre & Opposite The Iconic De La Warr
- Views Over The De La Warr Lawns
- Vacant Possession
- Good Size Double Bedroom
- Chain Free
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door with communal staircase leading to first floor landing with private front door leading to private entrance hall.

Private Entrance Hall

With night storage heater, double glazed frosted glass window overlooking service shaft.

Living Room/Dining Room

22' 5" x 14' 7" (6.83m x 4.45m) A lovely room with curved sash double glazed window having an outlook over the De la Warr lawns and the De La Warr Pavillion and the sea beyond with high ceilings, two night storage heaters, various built-in cupboards.

Kitchen

8' 0" x 7' 10" (2.44m x 2.39m) With a range of units comprising; single drainer stainless steel sink unit with cupboard under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for electric cooker, wall mounted electric heater, double glazed window with outlook to rear.

Bedroom

14' 3" x 12' 3" (4.34m x 3.73m) With fitted wardrobe, wash hand basin with tiled splashback, heated towel rail, night storage heater, two double glazed windows overlooking the rear.

Bathroom

6' 0" x 3' 8" (1.83m x 1.12m) With coloured suite comprising; small panelled bath with mixer tap and shower attachment, small wash hand basin, low-level WC, heater, extractor fan.

NB

We have been advised of the following;

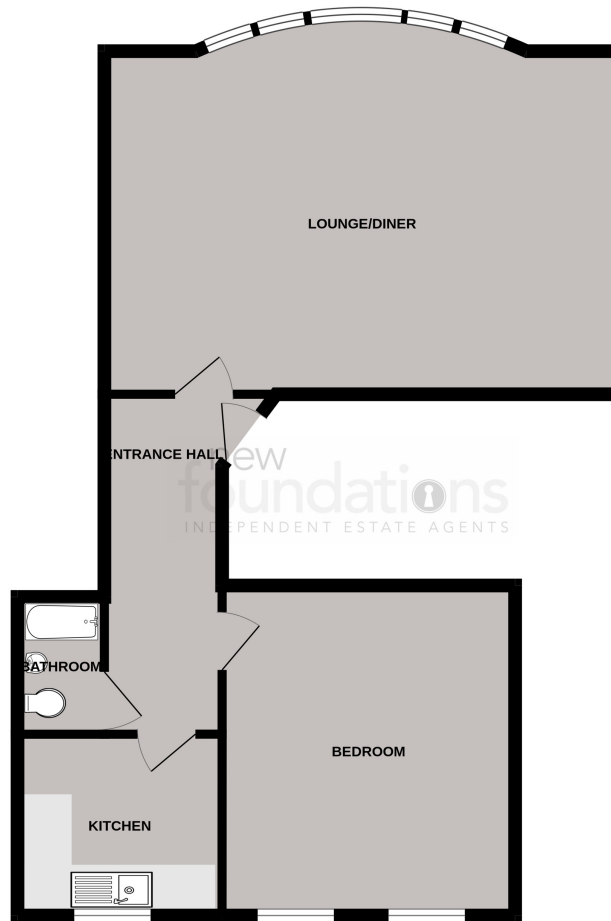
61 year lease

Ground rent - £60

Service charge - £365

FLOORPLAN

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.
Made with Metroplex ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

