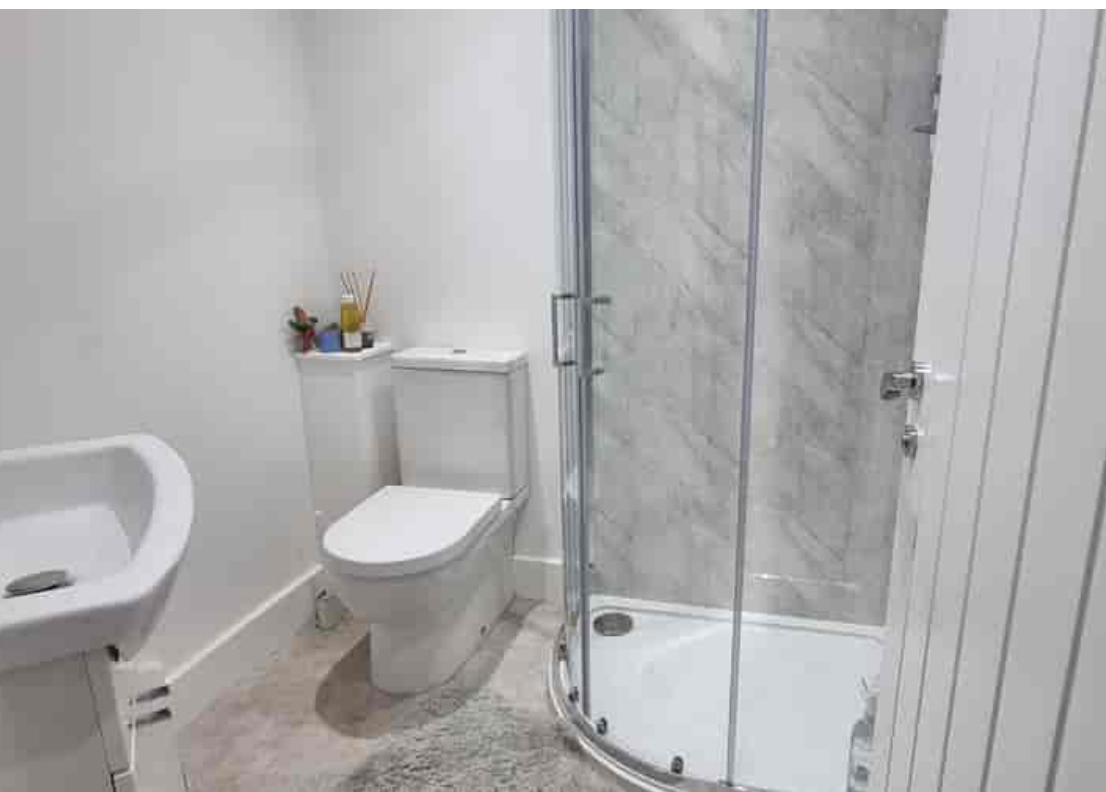




De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1ET  
Immaculate Two Bedroom Ground Floor Retirement Flat £169,950





Property Cafe are pleased to present for sale immaculate newly converted two double bedroom ground floor retirement apartment which belongs to a highly sought-after retirement development, for the over 50's, situated directly on Bexhill seafront and within easy access to the Bexhill town centre & mainline station. The apartment was recently converted & is being sold in immaculate "As New" condition. Accommodation & Benefits Include: A secure communal entrance with security video entry system allowing access into a secure inner communal hall \* Access To A Large Communal Storage Room With Electric Charging Points and A Guest Flat (Available to hire).

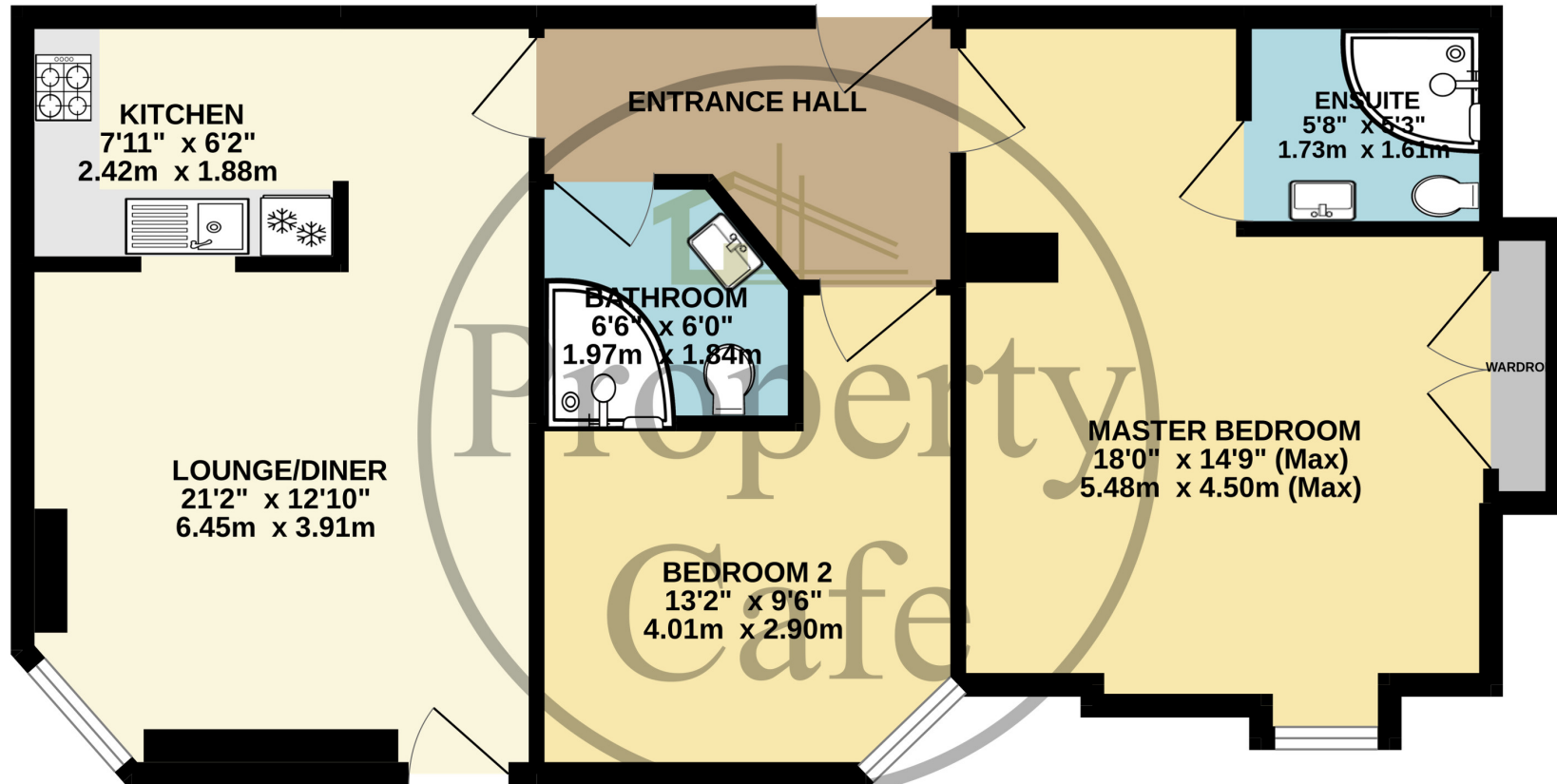
Internal Accommodation: An Immaculate Inner Hall With Access To \* A Spacious Lounge-Diner \* A Modern Fitted Semi-Open Plan Kitchen Area \* A Modern Shower Room \* A Master Bedroom With Built In Wardrobes \* A Separate En-Suite Shower Room \* A Good Size Guest Bedroom \* Lovely Neutral Decoration & Carpets \* Modern & Well Presented Decor Throughout \* Double Glazing & Electric Heating \* Security Video Entry \* 24 Hour Help Line Assistance \* A Spacious Communal Lounge with Grand Piano \* An on-site Beauty Salon, Communal Launderette, Communal Games Room/Library \* An Concierge (House Manager) \* Water Rates Included In Service Charge \* In addition, there are various social events & day trips organised by the resident's ideal for the actively retired. To arrange a viewing please call our sales team on 014242 224488

\*Leasehold:\* 122 Years Remaining On The Lease\* Ground Rent £75 PA \* Service Charge £3450 PA\* EPC BAND D\* COUNCIL TAX BAND A\*



# GROUND FLOOR

662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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Internal Accommodation: An Immaculate Inner Hall With Access To \* A Spacious Lounge-Diner \* A Modern Fitted Semi-Open Plan Kitchen Area \* A Modern Shower Room \* A Master Bedroom With Built In Wardrobes \* A Separate En-Suite Shower Room \* A Good Size Guest Bedroom \* Lovely Neutral Decoration & Carpets \* Modern & Well Presented Decor Throughout \* Double Glazing & Electric Heating \* Security Video Entry \* 24 Hour Help Line Assistance \* A Spacious Communal Lounge with Grand Piano \* An on-site Beauty Salon, Communal Launderette, Communal Games Room/Library \* An Concierge (House Manager). In addition, there are various social events & day trips organised by the resident's ideal for the actively retired. To arrange a viewing please call our sales team on 014242 224488





The property belongs to a sought-after retired development located directly on Bexhill seafront and within easy walking distance of Bexhill 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 daily, 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.

- Two Bedroom Retirement Flat
- Modern & Immaculately Presented
  - Spacious Lounge-Diner
  - Two Good Size Double Beds
- Modern Semi-Open Plan Kitchen
- Bespoke Modern Shower Room
  - Master Bedroom & En Suite
- Retirement Development (Over 50's)
  - Recently Converted Apartment
- Secure Video Entry Phone System
- Communal Lounge with Grand Piano
  - Lift Access To All Floors
  - Concierge / House Manager
  - 24 Hour Emergency Care Line
  - Guest Flat Available To Hire
  - Excellent Communal Facilities
- Water Rates Included In Service Charge

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488