

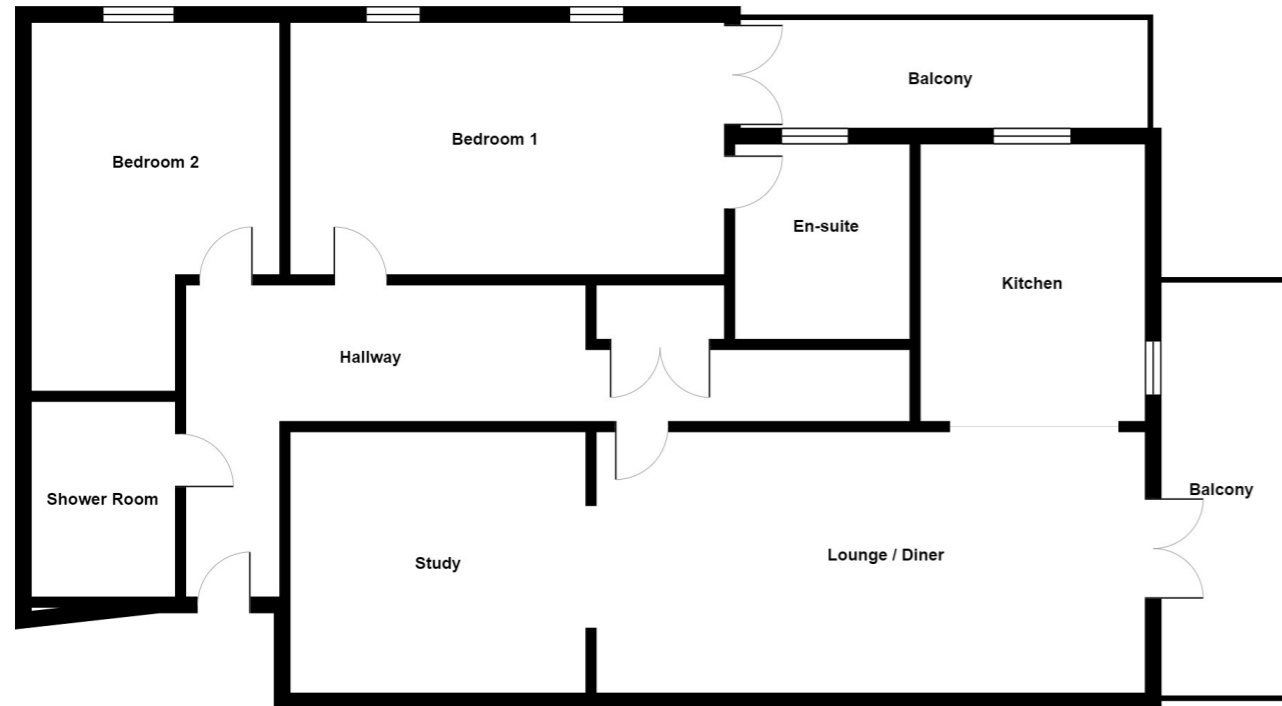


South Beach Apartments

£290,000

Flat 37, Sea Road
Bexhill-on-Sea
East Sussex
TN40 1FJ





Abbott & Abbott are delighted to offer for sale this superb fourth floor, two bedroom apartment with accommodation of over 1100sq ft and having a roof terrace with sea views, a separate further balcony, and an underground secure parking bay.

South Beach Apartments were built in 2018 and has electric heating and double glazing, a fully fitted and bright kitchen with all appliances, and quality shower room/en-suite facilities. There is a spacious living room/dining room, two double bedrooms, and a study/ occasional bedroom 3

The complex is situated in the Town Centre only a very short walk from the seafront and all local amenities including cafes and restaurants, shops and supermarkets, the De La Warr Pavilion, and the railway station. Egerton Park with its lovely open spaces is a 15 minute level walk away. Internal viewing is strongly advised so please contact us to arrange an appointment.

PART EXCHANGE CONSIDERED

Entrance Hall

Door entry phone, radiator, and storage cupboard.

Living Room/Dining Room

6.65m x 3.55m (21' 10" x 11' 8") narrowing to 2.95m (9'8")

The living room section has a radiator, airing cupboard, phone point, TV point, and a door entry phone.

The dining room section has a radiator, and a sliding door opening out onto the roof terrace.

Kitchen/Breakfast Room

3.83m x 3.62m (12' 7" x 11' 11")

Bright and spacious with a single drainer sink with mixer tap, extensive range of cream storage units and drawers, wood effect work surfaces, built in oven, hob, and hood, dish washer, washing machine, and a fridge/freezer, tiled floor, downlights, views over the roof terrace, and a door leading out onto the separate balcony.

Study/ Occasional Bedroom 3

3.51m x 2.26m (11' 6" x 7' 5")

Radiator

Bedroom 1 with En- Suite

4.67m x 4.24m (15' 4" x 13' 11")

Radiator, built in wardrobes, and a door to the balcony. En-Suite bathroom comprising of a white suite of a panelled bath with shower attachment, wash basin, WC, heated towel rail, wall and floor tiling, downlights, and a shaver point.

Bedroom 2

5.08m x 3.15m (16' 8" x 10' 4")

Radiator, built in wardrobes, and a TV point.

Shower Room

Walk in shower cubicle, wash basin, WC, heated towel rail, wall and floor tiling, downlights, and a shaver point.

Roof Terrace

6.18m x 4.92m (20' 3" x 16' 2")

Spacious roof terrace with lovely sea views, walled in with glazed panels to one side, outside light, and artificial turf for easy maintenance.

Balcony

5m x 2m (16' 5" x 6' 7")

Glass panels and artificial turf.

Outgoings and Other Information

Allocated, secure underground parking bay is included.

Lease: 125 years from 2018

Service Charge: £3,300 pa

Ground Rent: £250 pa

Rother District Council Tax Band: D

EPC: 88/B