






**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

21 Barbados, De la Warr Parade, Bexhill-on-Sea, East  
Sussex TN40 1PJ  
**£220,000**  2 Bedroom  1 Bathroom  1 Reception







## AT A GLANCE...

This ground floor apartment is ideally located adjacent to the iconic seafront promenade and comes with a share of freehold, a garage en-bloc and no onward chain!

The apartment is located in a well-regarded purpose-built development just 0.6 miles from the town centre and mainline rail station. It includes a well-kept communal entrance hall which leads to the apartment entrance. The spacious lounge/diner offers ample space for both living room and dining room furniture, as well as a door out to the sun terrace. There is a fitted kitchen with appliances space, a wet room and two double bedrooms. Bedroom one also benefits from a door to the sun terrace. Please note that the lounge/diner is currently used as a bedroom and one of the bedrooms is currently used as a living room.

Furthermore, the apartment benefits from gas central heating, double glazing and plenty of storage cupboards.

To appreciate all the property has to offer in full, an early viewing is highly recommended!

### Location

Located a short distance from Bexhill town centre, where you can find an array of well-regarded restaurants and shopping facilities. Bexhill mainline railways station is just under a mile away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. There is also a bus stop in Sutton Place with regular routes around Bexhill.

### Lease & Maintenance Information

Tenure - Share Of Freehold

Lease Term - 953 years remaining

Maintenance Charge - TBC

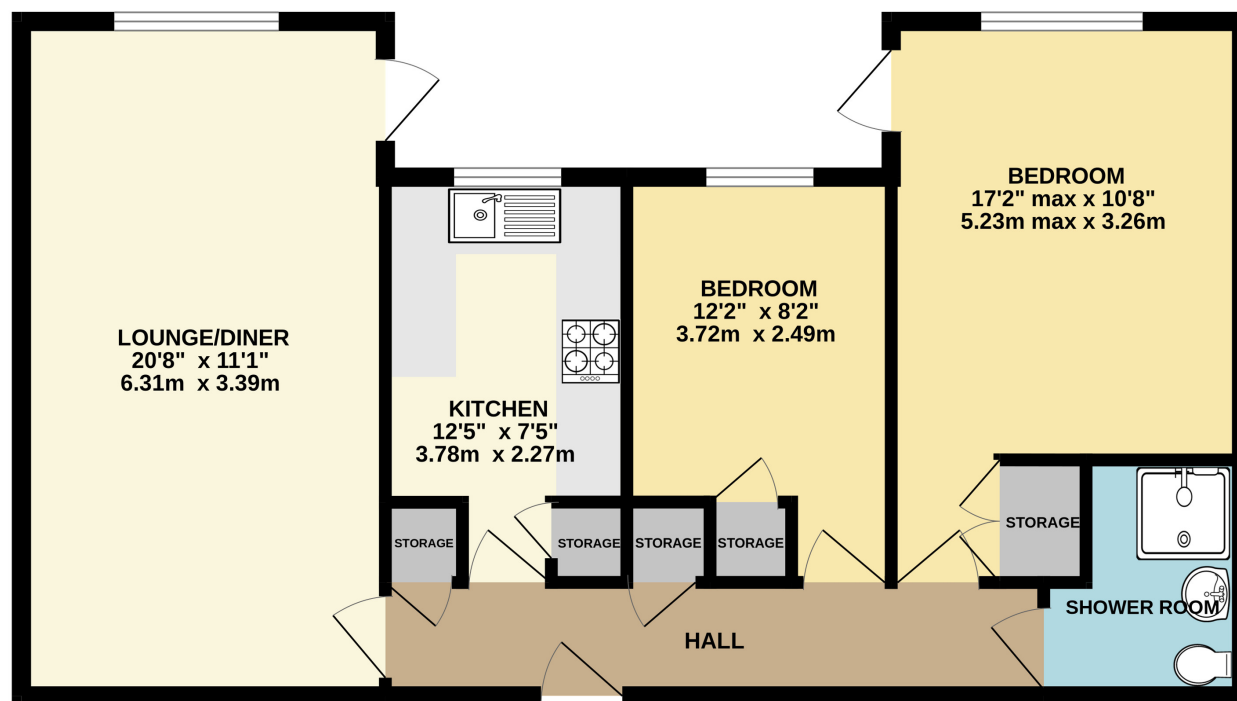
Council Tax Band D

\*Please note pets and short term holiday rentals are not permitted within the lease\*

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GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.