



61 The Sackville De la Warr Parade,  
Bexhill-on-Sea, East Sussex TN40 1LS



## PROPERTY DESCRIPTION

CHAIN FREE. A Spacious one bedroom third floor apartment situated in this iconic over 50's block known as 'The Sackville' situated on Bexhill Seafront and within a short stroll of the town centre. The accommodation comprises; communal entrance leading to the residents lounge, lift and stairs to the third floor, entrance hall, lounge with feature turret window offering sea views, modern kitchen, good size bedroom and bathroom. There is a storage cupboard in the communal hallway. Other facilities include; on site concierge, guest suite, laundry room, beauty salon and restaurant. EPC - D.

## FEATURES

- Charming One Bedroom Retirement Flat
- Lounge With Turret Window Offering Lovely Views Across The English Channel
- Modern Kitchen
- On-Site Concierge
- Iconic Seafront Building 'The Sackville'
- Storage Cupboard In The Communal Hallway
- Lovely Communal Lounge/Entrance
- Chain Free
- Lift Access
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Communal Entrance

With communal facilities.

### Private Entrance Hall

Accessed via communal front door, ceiling coving, electric heater, storage cupboard.

### Lounge

20' 6" into turret x 11' 10" (6.25m x 3.61m) A spacious room with feature turret window having wonderful sea views, ceiling coving, wall mounted electric heaters.



### Kitchen

11' 10" x 5' 10" (3.61m x 1.78m) Double glazed window to the side with angled sea views, ceiling coving, a modern kitchen composing; inset sink and drainer unit with mixer tap, space for cooker or fridge/freezer, a range of matching wall and base cupboards with fitted drawers.

### Bedroom

14' 9" x 10' 8" (4.50m x 3.25m) Double glazed window to the side, ceiling coving, built-in cupboards.



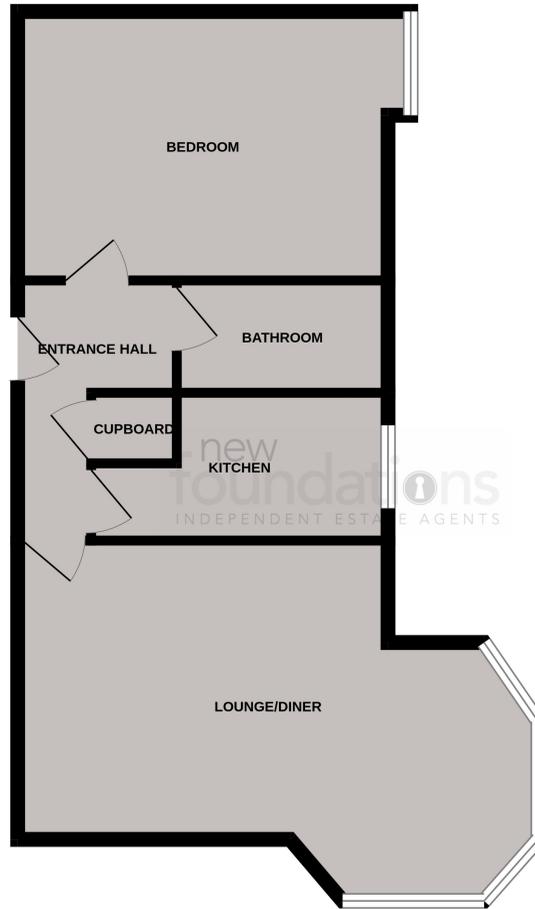
### Bathroom

Matching three piece suite comprising; pedestal wash hand basin, panelled bath with electric shower over, WC, heated towel rail.

## NB

We have been verbally advised of the following;  
62 years remaining on the lease  
Service charge, ground and water charge for the period 25th December - 24th March 2026 - £1162.50  
This can be paid monthly for £358.33

# FLOORPLAN



new foundations  
INDEPENDENT ESTATE AGENTS

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 Metropix ©2020

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

