



**23 Cavendish Court De la Warr  
Parade, Bexhill-on-Sea, East Sussex  
TN40 1NP**





## PROPERTY DESCRIPTION

CHAIN FREE & VACANT POSSESSION. A spacious third floor purpose-built apartment situated in this popular seafront block known as 'Cavendish Court'. The accommodation comprises; communal entrance with stairs and lift rising to the third floor, entrance hall, westerly aspect lounge with views over the seafront and towards beachy head and door leading to the private sun balcony, fitted kitchen & bathroom, separate WC and two double bedrooms. To be sold with the remainder of a long lease. EPC - TBC.

## FEATURES

- Two Bedroom Third Floor Purpose-Built Apartment
- Seafront Block Known As 'Cavendish Court'
- Chain Free
- Remainder Of A Long Lease
- Half A Mile To Town Centre & Train Station
- Westerly Aspect Lounge & Balcony With Stunning Views Of The English Channel & Towards Beachy Head
- Vacant Possession
- Bathroom & Separate WC
- Lift Access
- Council Tax Band - B





## ROOM DESCRIPTIONS

### **Communal Entrance Hall**

Accessed via communal front door, stairs and lift rising to the third floor.

### **Entrance Hall**

Accessed via private front door, electric radiator, cupboard housing fuse box, telephone point.

### **Lounge**

17' 0" x 11' 0" (5.18m x 3.35m) Double glazed window and door both with a westerly aspect and the latter leading to the private sun balcony, stunning views across the English Channel and towards Beachy Head, electric radiator, airing cupboard.

### **Kitchen**

9' 10" x 6' 10" (3.00m x 2.08m) Double glazed window to the rear, fitted kitchen comprising; a range of working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards, built-in electric oven, space for various under-counter appliances.

### **Bedroom One**

12' 11" x 10' 10" (3.94m x 3.30m) Double glazed window to the rear, built-in wardrobe, telephone point.

### **Bedroom Two**

12' 9" x 9' 7" (3.89m x 2.92m) Double glazed window to the rear, built-in wardrobe, telephone point.

### **Bathroom**

Panelled bath with fitted screen, electric shower over, pedestal wash hand basin, electric heated towel rail, shaver point.

### **WC**

Low level WC.

### **NB**

We have been advised of the following;

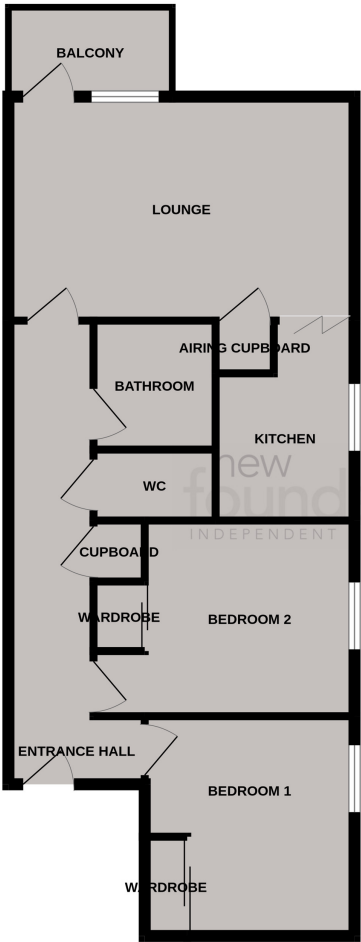
Lease - 999 Years From 1983

Service Charge - £166.67 per month

Ground Rent - £240 per annum

FLOORPLAN

THIRD 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.  
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