



4 St Kitts, West Parade, Bexhill-on-
Sea, East Sussex TN39 3DR



PROPERTY DESCRIPTION

A remarkable three bedroom, two reception ground floor purpose built apartment situated in the ever sought after 'West Indies' located on Bexhill Seafront. This particular flat has undergone considerable improvement by the current vendor including a rewire and Karndean flooring and has accommodation comprising; large entrance hall, south facing dual aspect sitting room with doors leading to a south facing patio, dining room, south facing sun room with access to a further private patio, stunning re-fitted kitchen, beautifully re-modelled shower room with WC and additional WC. Further benefits include a share of freehold and a garage. EPC - E.

FEATURES

- Larger Style Three Bedroom Apartment
- Located a Stones Throw From Bexhill Seafront
- Presented Immaculately Throughout Having Undergone Significant Improvement By The Current Vendors
- Desirable Seafront Location
- Two Reception Rooms With Additional Sun Room
- Two South Facing Sun Terraces
- Garage-en-Bloc
- Refitted Kitchen and Shower Room With Additional WC
- Council Tax Band - E
- Karndean flooring throughout the flat





ROOM DESCRIPTIONS

Entrance

Communal front door with video entry phone system leading to the communal entrance halls. Private front door to entrance hall with two wall mounted electric heaters, single built in storage cupboard, video entry phone handset, two hardwired smoke detectors, telephone point.

Sitting Room

17' 5" x 13' 0" (5.31m x 3.96m) A dual aspect room having triple glazed window with fitted shutters with westerly aspect overlooking the communal lawn and triple glazed patio doors with electric blinds giving access to the private patio areas and communal lawns, wall mounted electric heater, television point.

Dining Room

14' 0" x 11' 0" (4.27m x 3.35m) A south facing room with triple glazed window and fitted shutters, wall mounted electric heater, door two enclosed sun lounge.

Enclosed Sun Lounge

10' 6" x 4' 9" (3.20m x 1.45m) With triple glazed patio doors with fitted electric blinds, wall mounted electric heater.

Kitchen

15' 6" x 8' 2" (4.72m x 2.49m) Triple glazed window having a Westerly aspect overlooking communal gardens with fitted blind, one and a half bowl recessed stainless steel sink unit with mixer tap, range of working surfaces with cupboards and drawers under, built in Neff dishwasher, built in Miele electric hob with extractor hood over, range of matching wall mounted cupboards, tall storage unit housing electric Miele oven with storage above and below and space for microwave, with tall storage unit to one side, space for American style fridge freezer, overhead storage cupboard, large pull out shelved cupboard, handmade part tiled walls, spotlights, wall mounted electric heater. TV point.

Bedroom 1

19' 5" x 11' 0" (5.92m x 3.35m) Triple glazed window with southerly aspects overlooking communal gardens, wall mounted electric heater, television point, double built in wardrobe.

Bedroom 2

16' 10" x 11' 6" (5.13m x 3.51m) Triple glazed window with a Westerly aspects overlooking the communal lawns, fitted shutter, wall mounted electric heater, TV point, double built in wardrobe.

Bedroom 3/Study

12' 2" x 8' 5" (3.71m x 2.57m) Triple glazed window overlooking the communal lawns with wooden shutters, wall mounted electric heater, range of built in storage units, wall mounted matching cupboards, spotlights.

Shower Room/W/C

Large walk-in shower cubicle with glass screen and chrome fittings, heated towel rail, extractor fan, vanity unit with inset wash basin with mixer and cupboards below and to one side, low level concealed W/C with storage cupboards to side, matching wall mount cupboards over, and tall storage cupboard to one side, Tiled walls and floor and fitted mirror.

Separate W/C

Frosted triple glazed window with fitted shutter, low level WC, vanity unit within set wash basin with mix tap and cupboard under, spotlight.

Outside

The property has direct access to the communal gardens leading to Bexhill Seafrost

Garage

There is a garage (number 167) located en- block.

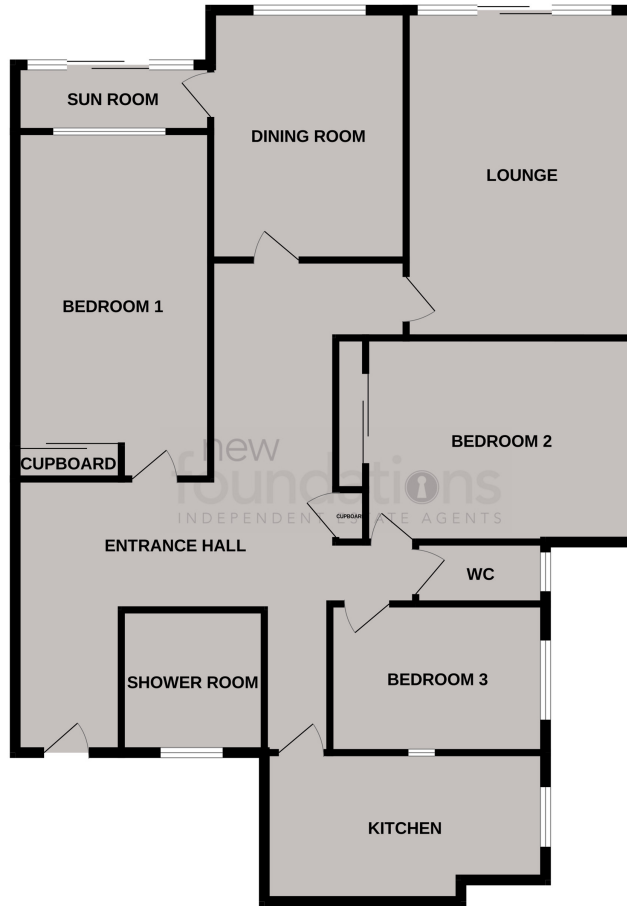
NB

The property has a share of the freehold, 999 year lease. Maintenance for 2022 was £2071.03 2023 was £2524.96 2024 is £3017.18 including hot water, water and sewerage, cleaning of communal areas, buildings insurance and communal gardening.

Pets are permitted

FLOORPLAN

GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

