



25, St Thomas

West Parade  
Bexhill on Sea  
TN39 3YA

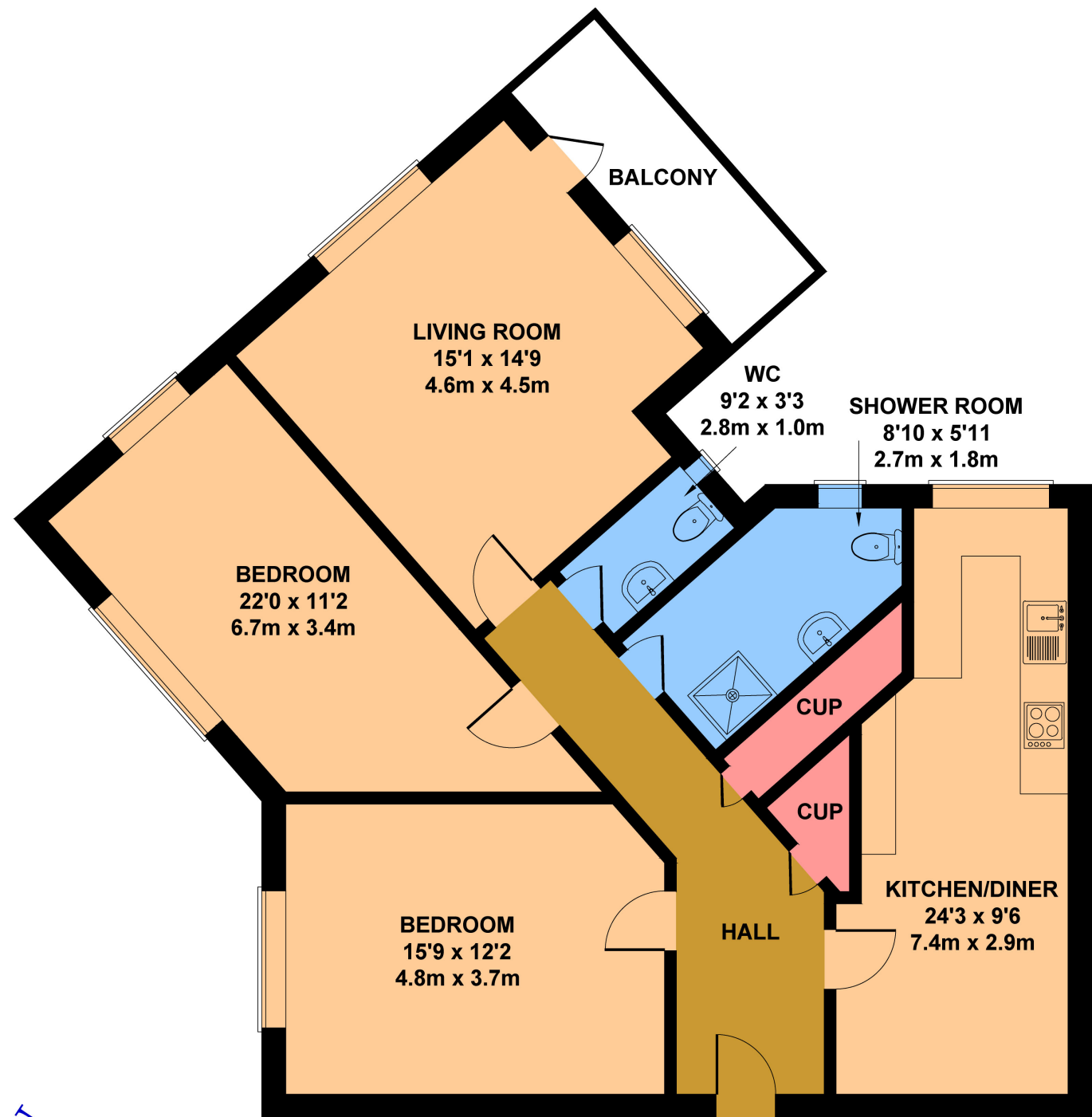
£280,000



Head Office 25 Devonshire Road, Bexhill on Sea TN40 1AH Telephone – 01424 212233  
Property Reference:

Abbott &  
Abbott  
Estate Agents, Valuers and Lettings





Not to Scale. Produced by The Plan Portal 2024  
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Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and attractive sixth (top) floor seafront flat, served by lift, offering lovely, far-reaching sea views, plus extensive views over the Polegrove Recreation Ground and the town beyond. Built by local builders, R A Larkin, the property is on the east wing of the block and provides well-proportioned accommodation which includes two double bedrooms, a lovely double aspect living room with access to a south-east facing balcony, a superb 24'3 kitchen/dining room, shower room with WC and a second separate WC. Outside, there are communal lawns and a single garage in an adjacent block. Electric heating is installed and there are uPVC double glazed windows. The block itself features an entryphone, rubbish chutes to each floor, and constant hot water, the cost of which is included in the service charge.

Situated on the seafront, the property is also conveniently placed for the main town centre shopping streets and the De la Warr Pavilion. The Polegrove Recreation Ground and Egerton Park, both with bowls, are within a few hundred yards and Collington Halt Railway Station is also nearby.

### Communal Entrance Hall

Entryphone-controlled, with lift and stairs to the sixth floor. Front door to:

### Long Entrance Hall

21' 9" (6.63m) in length. Deep built-in storage cupboard, entryphone, electric radiator.

### Living Room

15' 1" x 14' 9" (4.60m x 4.50m) A lovely double aspect room, with far-reaching sea views to the front and extensive views across the town from the side window. Electric fire, electric radiator, television point. uPVC double glazed door to:

### Balcony

13' 2" x 4' 8" (4.01m x 1.42m) South-east facing, taking full advantage of the views out to sea.

### Kitchen/Breakfast Room

24' 3" x 9' 6" (7.39m x 2.90m) An excellent size room, equipped with a range of base storage units comprising cupboards, drawers and extensive work surfaces, plus matching wall-mounted storage cupboards. AEG electric hob with extractor hood, Hotpoint electric eye-level double oven, plumbing for washing machine, sink unit, part-tiled walls. Views over the town and oblique view of the sea.

### Bedroom One

22' 0" x 11' 2" (6.71m x 3.40m) Another excellent double aspect room, with excellent views over the Polegrove Recreation Ground and the town.

### Bedroom Two

15' 9" x 12' 2" (4.80m x 3.71m) Another room with lovely views over the Polegrove and the town. Electric radiator.

### Shower Room

Part-tiled walls and a suite comprising shower cubicle with plumbed shower unit, pedestal wash basin with mixer tap, and WC. Strip light/shaver point, electric heated towel rail.

### Separate WC

Part-tiled walls, WC and pedestal wash basin with mixer tap.

### Outside

Communal lawns to the front of the block.

Visitor parking spaces

### Garage No 193

18' 11" x 8' 4" (5.77m x 2.54m) Electric up & over door, light, power points.

### Lease

999 years from 1971

### Maintenance

To include constant hot water, water and sewerage rates, building insurance contribution, lift maintenance, gardening, cleaning and lighting of common parts, etc.

2022: £2200

2023: £2711

2024: £3011

### Freehold

The Freehold of the block is held by a resident's company in which flat owners have a share.

### Council Tax Band

D (Rother District Council)

### EPC Rating

E