



Flat 21 De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1LS

One bedroom retirement flat with private balcony & stunning sea views. £130,000 - Leasehold



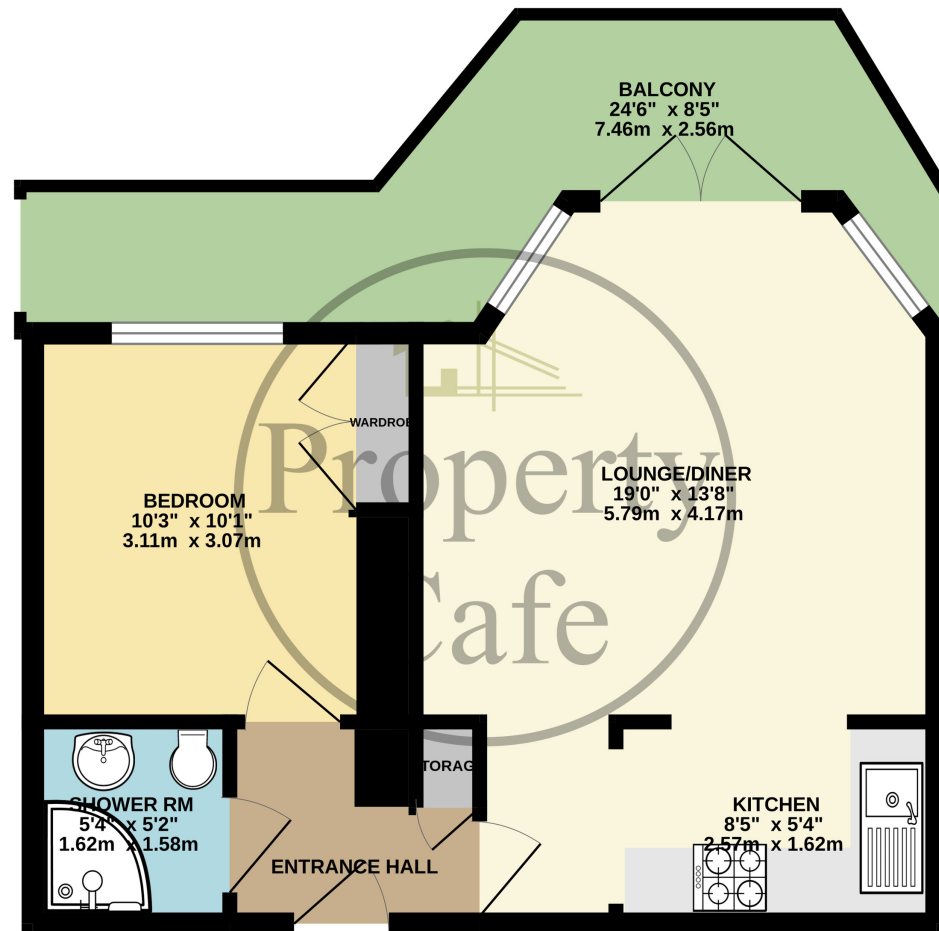




The Property Cafe is delighted to offer for sale this one bedroom second floor retirement flat with private covered balcony area offering stunning Sea views. Accommodation and benefits include. A secure communal entrance leading through to a spacious and well presented communal lounge and house managers office & lift access to all floors (**number 21 will be found on the second floor**). An inner hallway with storage cupboard gives access through to a spacious lounge diner with double glazed bay window and central patio doors leading out to a private covered balcony area offering beautiful views across the seafront, a semi-open plan galley style kitchen area, double bedroom with storage cupboard & sea views. There is a modern refitted shower room & efficient electric heating. The apartment is presented for sale in a pleasant neutral colour scheme throughout and also offers the security of a 24 hour care alarm system along with a video entry phone. Retirement flats with their own private balconies are genuinely rarely available so your earliest viewing would be highly recommended. **Additional benefits include:** Excellent communal facilities which include: A spacious residents lounge with piano, residents launderette, games room/library, guest suit available for visiting family & friends and on site house manager. In addition there are various social events & day trips organised by the residents ideal for the actively retired. The property is being sold with NO ONWARD CHAIN! For any additional information or to arrange a viewing please contact one of the sale team @ The Property Café on & we will more be happy to assist you. Call 01424 224488.



**2ND FLOOR**  
**392 sq.ft. (36.4 sq.m.) approx.**

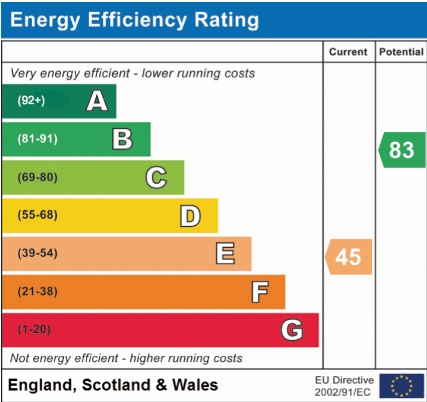


TOTAL FLOOR AREA : 392 sq.ft. (36.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**Bedrooms:** 1  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** None.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (45)  
**Water Supply:** None.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** None.  
**Accessibility Types:** Lift access.



The property belongs to a highly sought after retirement development located directly on Bexhill seafront and within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and Bexhill Mainline station is only a short distance away providing excellent direct services routes to Gatwick, Ashford International & Central London.





**Service Charge : £345PCM ( PA- £4140) (Inclusive of Communal Costs & Buildings Insurance)** The Sackville Retirement Apartments is a secure & well managed retirement development aimed at the actively retired (Over 55's). Additional benefits include: An elegant & very spacious communal lounge with piano, library & bar. An on site house manager to assist with any day to day issues, a modern residents laundrette, a modern visitors guest apartment available for hire, access to the very popular 'Sackville Bistro' & bar, two modern passenger lifts with access to all floors. The Sackville also offers a friendly community of residents with regular communal events arranged throughout the year & indeed various day trips organised by the residents. For additional information about the facilities please contact one of our sales team & we will be happy to assist. Call The Property Cafe on 01424 224488

- One bedroom retirement apartment
  - Offering stunning sea views
- Spacious balcony area with stunning view
  - Modern refitted shower room
  - Double bedroom with Seaview
  - South facing lounge with balcony
- Open plan style galley kitchen area
  - Video entry phone system
  - 24 hour care line alarm system
- Well presented in a neutral colour scheme

- Excellent communal facilities
  - On site house manager
  - Access to on-site hairdressers
- Spacious Communal Lounge With Piano
  - Direct access to the Sackville bistro
  - Communal Laundrette facilities
- Over 55's Retirement Development
  - Various social events and day trips
  - A friendly retirement community
- Please call Bexhill Office on (01424) 224488