



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



PROPERTY DESCRIPTION

An immaculate 2 bedroom third floor seafront flat in this most sought after block. Notable features include wonderful direct sea views from all the principal rooms, recently refitted kitchen with quartz working surfaces and built in appliances, recently installed shower room, private balcony, gas boiler and radiators and share of freehold. EPC- C

FEATURES

- Immaculate seafront apartment on the third floor
- Sea views from all principal rooms
- Sought after block conveniently situated for town centre
- refitted kitchen with built in appliances
- Refitted shower room
- Built in wardrobes in bedrooms
- Private balcony
- Share of freehold
- Council Tax - B





ROOM DESCRIPTIONS

Entrance Hall

Front door leading to entrance hall with radiator, security phone, built in storage couple with shelving and larger walk-in storage cupboard with additional shelving.

Living Room

18' 5" x 10' 4" (5.61m x 3.15m) With radiator, TV aerial point, built-in storage cupboard with shelving, double glazed sliding patio door with double glazed window to the side leading onto private sun balcony.

Sun Balcony

Southerly facing with wrought iron railings enjoying wonderful sea views.

Kitchen

8' 9" x 7' 9" (2.67m x 2.36m) Having been recently re-fitted and comprising; stainless steel sink with mixer tap and cupboards under, further range of matching cupboards and drawers with quartz working surfaces over, range of matching wall mounted cupboards, tiled walls, built in electric oven with four ring induction hob with cooker hood over, built-in and concealed fridge and freezer, built-in and concealed washer/dryer, wall mounted Worcester combination gas boiler concealed within a cupboard, double glazed window having wonderful views of the sea.



Bedroom 1

12' 1" x 9' 4" (3.68m x 2.84m) to front of wardrobes, with double built-in wardrobe with mirror fronted sliding doors, further range of fitted bedroom furniture comprising; two single wardrobes, bedside tables and over bed storage, radiator, double glazed window having wonderful sea views.

Bedroom 2

11' 9" x 8' 7" (3.58m x 2.62m) To front of wardrobes, with built-in double wardrobe with mirror fronted sliding doors, radiator, double glazed window to front.

Shower Room

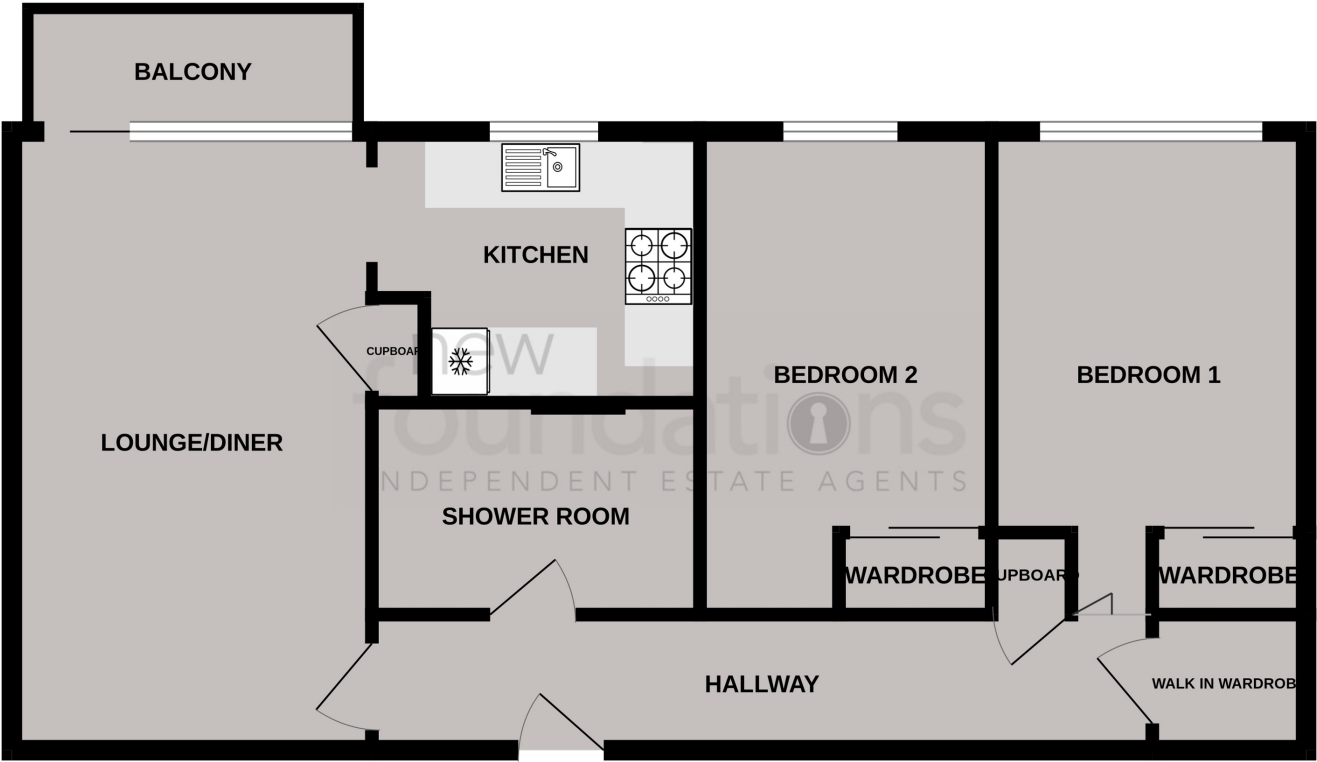
Having recently been refitted with large shower with glass screen, chrome fittings including overhead shower and additional hand shower, wash hand basin with mixer tap and storage cupboards below, low level WC, tiling to walls, ladder radiator, tiled floor, extractor fan.

NB

The property will be sold with a share of freehold. The maintenance is £2000 per annum and includes water and sewerage, The lease is 999 years from 1983.



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
Very energy efficient - lower running costs				
(92+)	A		78	82
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

