



Apartment J De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1ET  
Immaculately Presented Ground Floor Flat With Patio Doors £120,000 - Leasehold

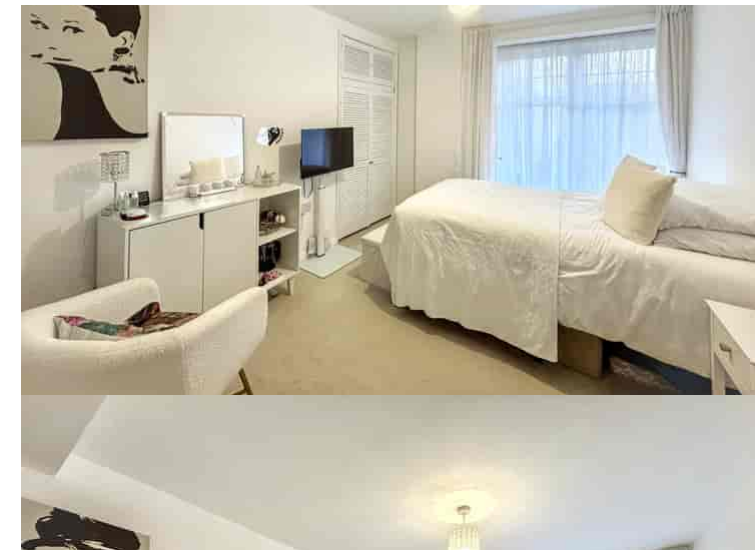




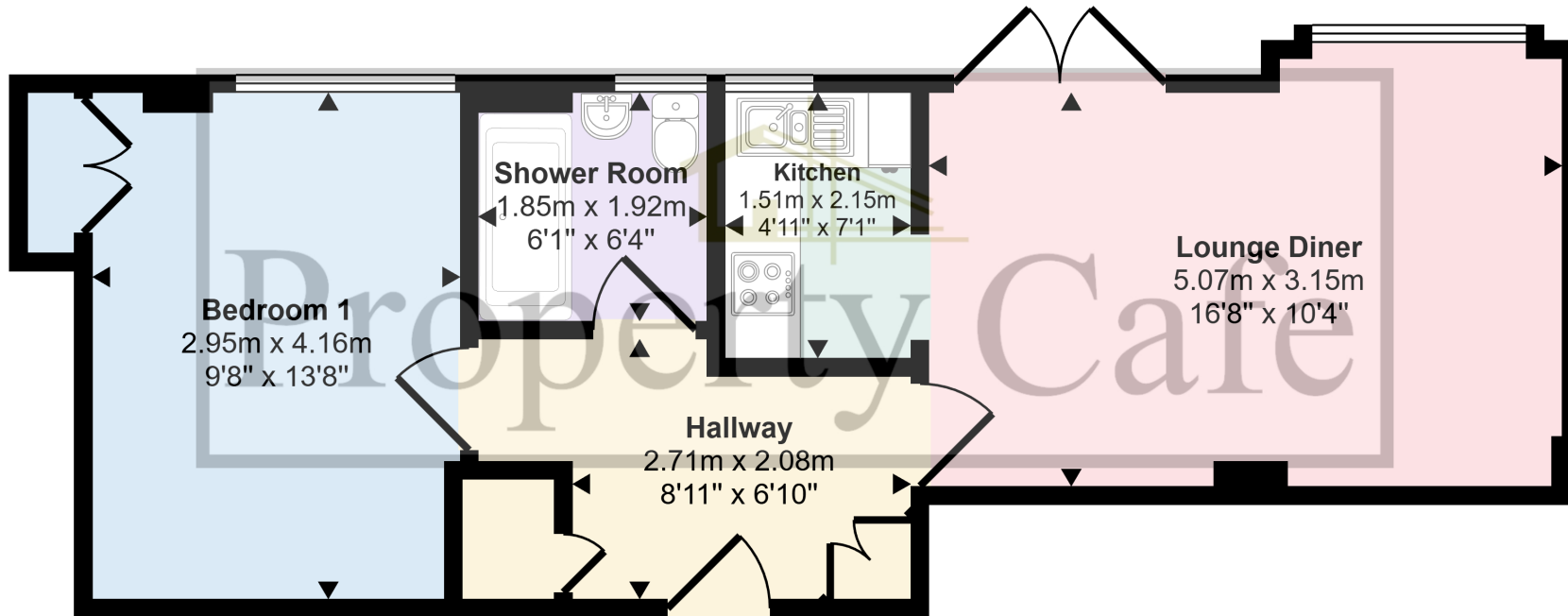
Property Cafe are delighted to present to the market this stunning southwest facing one bedroom ground floor flat with access directly onto The Sackville's patio's & rear gardens. Accommodation and benefits include A secure communal entrance with entry phone system and concierge service; Inner entrance hall for the apartment servicing the majority of the rooms and offering ample cupboard space, great for storage and one of which used as a walk-in larder style cupboard currently housing a fridge/freezer; Spacious lounge boasting French doors opening onto an outside space overlooking well kept flower beds; Modern fitted kitchen with fitted electric oven & hob, dishwasher as well as good storage solutions; Large double bedroom and walk-in wardrobe; recently fitted shower room consisting of a double walk-in shower cubicle, wash basin, WC & heated towel rail. This property is offered for sale in immaculate condition throughout with the work completed on this flat within approximately the last 18 months, new double glazed windows, soundproofing, fire safe front door and updated electrics. We recommend you view at your earliest convenience.

**Additional benefits include:** Excellent communal facilities which include: A spacious residents lounge with a piano, a residents launderette, beauty salon, games room/library, pool table, guest suit available for visiting family & friends and 24 hour concierge. In addition there are various social events & day trips organised by the residents ideal for the actively retired these include, fish and chips nights, bingo nights, trivia nights, Saturday lunch club with chef, day trips which are subsidised with the social fund and free tea and coffee 24/7.. This block is for over 50's only.

Remaining lease length - 153 years \* Service charge - £1037.50 per quarter \* Ground rent - £150 per annum



Approx Gross Internal Area  
45 sq m / 485 sq ft




## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 1  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1044  
**Parking Types:** Permit.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (65)  
**Annual Service Charge:** 4150  
**Water Supply:** Private Supply.  
**Sewerage:** Private Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living. Lift access. Wide doorways.



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>  |         |           |
| (92+)   |         |           |
| <b>A</b>  |         |           |
| (81-91)   |         |           |
| <b>B</b>  |         |           |
| (69-80)   |         |           |
| <b>C</b>  |         |           |
| (55-68)   |         |           |
| <b>D</b>  | 65      |           |
| (39-54)   |         |           |
| <b>E</b>  |         |           |
| (21-38)   |         |           |
| <b>F</b>  |         |           |
| (1-20)  |         |           |
| <b>G</b>  |         |           |
| <i>Not energy efficient - higher running costs</i>  |         |           |
| England, Scotland & Wales <span style="float: right;">             EU Directive<br/>             2002/91/EC              </span> |         |           |

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Ground Floor Flat For Sale
  - French Doors Leading To An Area Of Outside Space
    - Modern Fitted Kitchen
  - Large Double Bedroom With Walk-in Wardrobe
  - Recently Fitted Contemporary Shower Room
- Immaculate Condition Throughout
  - Excellent Communal Facilities
  - Ample Storage Cupboards
    - Sought After Location
  - Viewing Highly Recommended