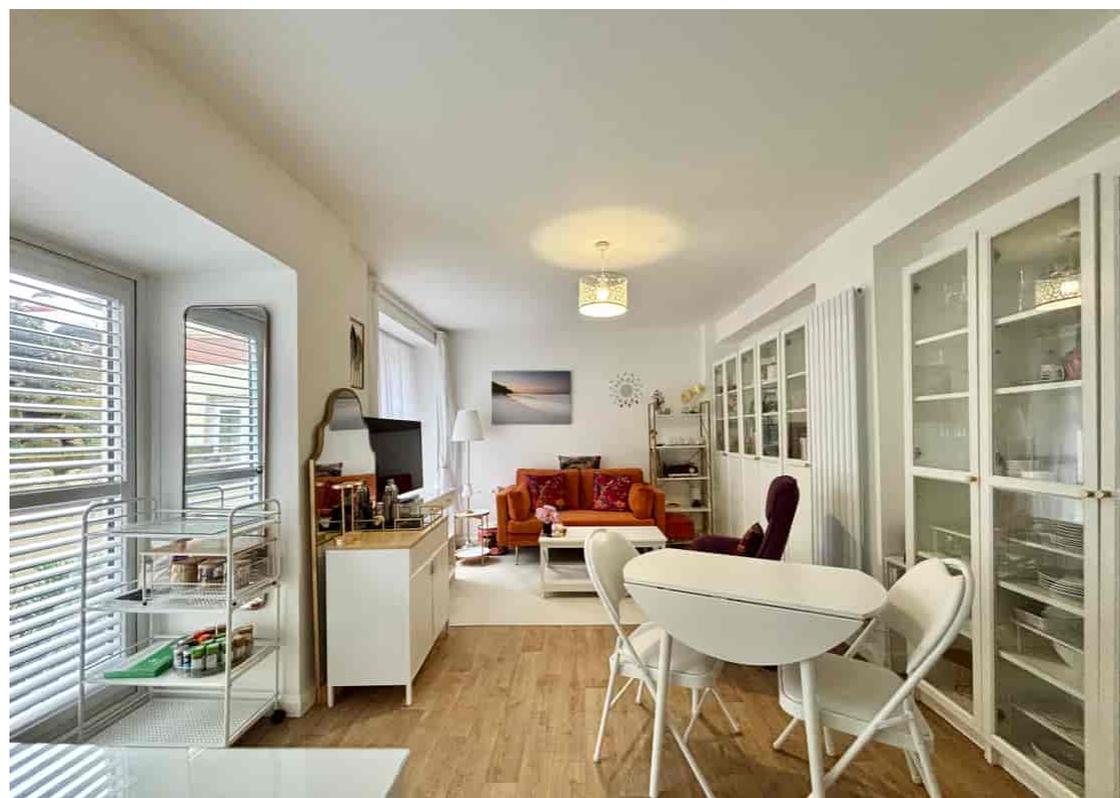
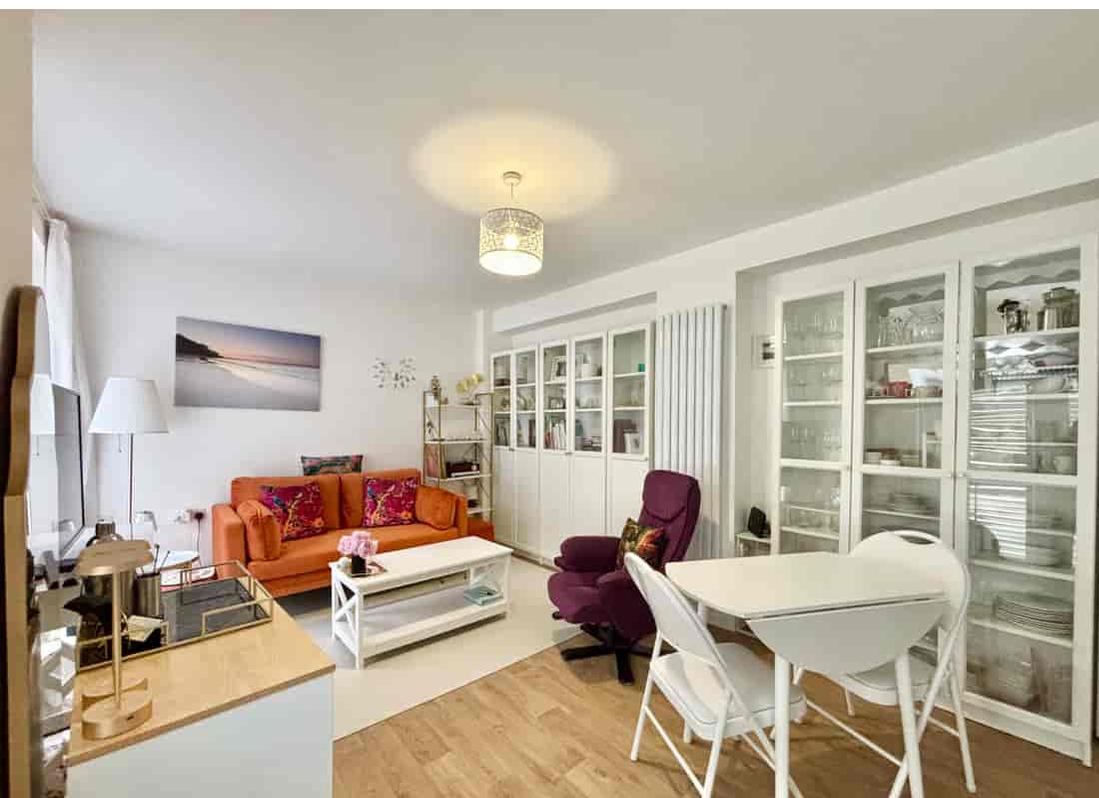




Apartment J De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1ET  
Immaculately Presented Ground Floor Flat With Patio Doors £120,000 - Leasehold





Situated in a highly sought-after location, this immaculate ground floor flat offers a perfect blend of comfort, style, and convenient living. Boasting one large double bedroom with a spacious walk-in wardrobe, this property is ideal for anyone looking for a modern and effortlessly elegant home. The flat has been maintained in impeccable condition throughout, ensuring a move-in ready experience for its new owners. Suitable for over 55's only.

The heart of the home is undoubtedly the modern fitted kitchen, designed with both functionality and aesthetics in mind. It provides ample storage and work surfaces, making meal preparation a pleasure. The reception room is bright and welcoming, featuring French doors that open out onto a private area of outside space – a rare and delightful benefit for a ground floor flat. This outdoor area is perfect for relaxing with a morning coffee, entertaining friends, or simply enjoying some fresh air in a peaceful setting.

Complementing the bedroom and reception space, the recently fitted contemporary shower room offers a stylish and practical environment, featuring sleek fixtures and fittings that enhance the flat's overall appeal. Ample storage cupboards throughout the flat provide excellent places to keep belongings neatly tucked away, helping to maintain the property's clean and clutter-free appearance.

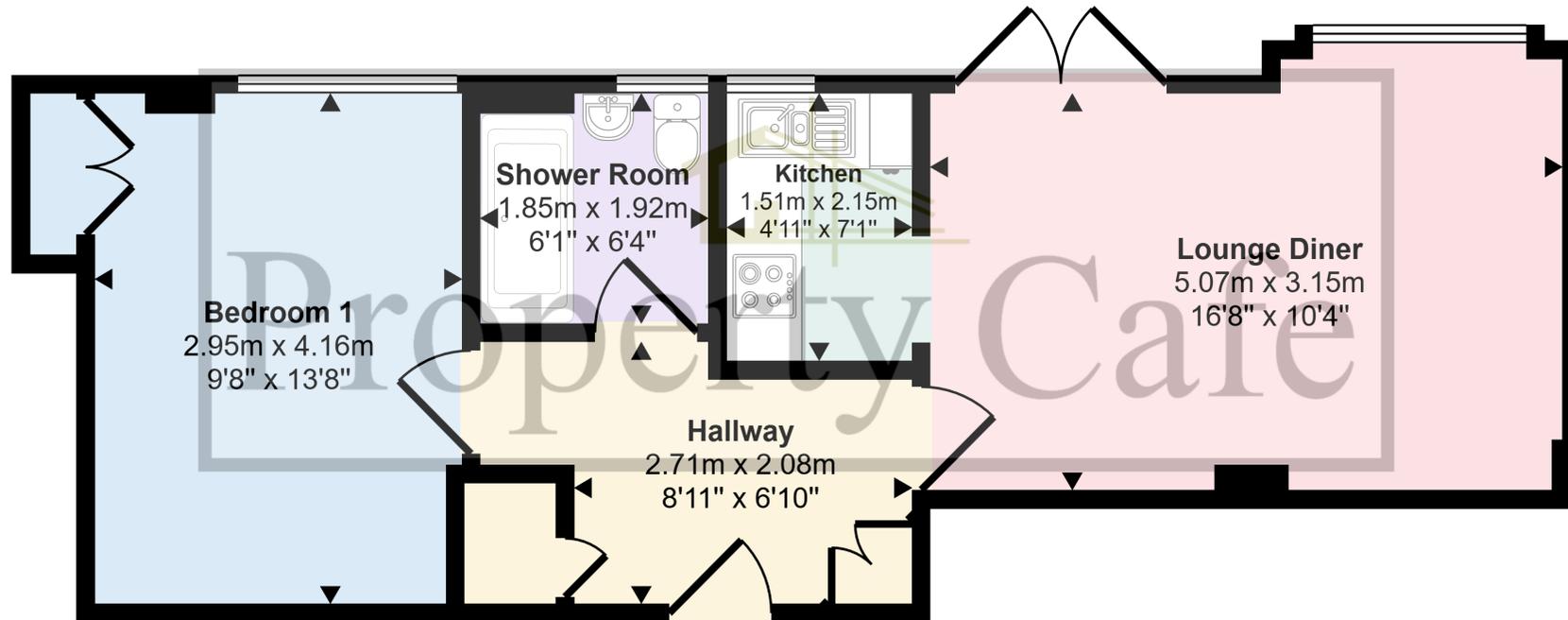
This property also benefits from excellent communal facilities, adding to the sense of comfort and community for residents. The location is highly desirable, with convenient access to local amenities, transport links, and leisure opportunities – making it an excellent choice for professionals, couples, or anyone seeking a lifestyle that balances convenience with charm.

Being a ground floor flat, it offers easy access and practical living without the need to navigate stairs, an advantage appreciated by many buyers. The layout is well considered, with each space thoughtfully designed to maximise both light and usability. Viewings are highly recommended to fully appreciate everything this fantastic flat has to offer, from the impeccable interior finish to the outdoor space and communal benefits.

In summary, this one-bedroom flat is a superb opportunity to acquire a stylish home in a prime location. With its large double bedroom featuring a walk-in wardrobe, contemporary shower room, modern kitchen, and delightful outdoor area accessed via French doors, it truly offers a unique and comfortable living experience. Don't miss the chance to view this property and see for yourself how perfectly it combines modern convenience with a welcoming atmosphere.



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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		79
England, Scotland & Wales		



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
      - Over 55's Only
  - Viewing Highly Recommended