

£325,000 Share of Freehold



12 Glyne Hall De la Warr Parade, East
Sussex, Bexhill On Sea TN40 1LY



PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom, second floor purpose built SEAFRONT apartment in this highly sought after block known as 'Glyne Hall' which is just a short distance from the town centre with its array of shops, cafe's and amenities whilst the train station is only a short walk away. The property offers spacious accommodation comprising; communal entrance hall, private entrance hall, spacious lounge/dining room with stunning sea views which in turn leads to the good size south facing balcony, kitchen, shower room with W/C, separate W/C. The property is to be sold with an allocated parking space to the rear. SHARE OF FREEHOLD EPC - E.

FEATURES

- Two Bedroom Purpose Built Apartment
- Sun Balcony
- Directly Onto The Seafront
- Allocated Parking
- Two WC's
- Sought After Building Known As 'Glyne Hall'
- Stunning Sea Views
- Passenger Lift
- Chain Free
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance

Communal front door with entry phone handset, passenger lift or stairs to the second floor landing. Private front door to entrance hall with low level meter cupboard, wall mounted electric heater, built in airing cupboard housing hot water cylinder.

Sitting Room

21' 6" x 13' 5" (6.55m x 4.09m) A south facing room having far-reaching views over the English Channel with double glazed windows, double glazed door giving access to private sun balcony, TV point, wall mounted electric heaters, wall lights.

Balcony

16' 4" x 3' 9" (4.98m x 1.14m) With far reaching views over the English Channel

Kitchen

11' 7" x 9' 10" (3.53m x 3.00m) Double glazed window with outlook to the rear of the property, single drainer stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, space for dishwasher, range of working surfaces with storage cupboards, built in four ring electric hob with extractor hood over, matching wall mounted cupboards, double electric oven with storage above and below, space for fridge and freezer.

Bedroom 1

15' 0" x 13' 4" (4.57m x 4.06m) Double glazed windows having far reaching views over the English Channel, radiator, double built-in wardrobe.

Bedroom 2

12' 7" x 8' 8" (3.84m x 2.64m) Double glazed window overlooking the rear of the property, wall mounted electric heater, single built-in wardrobe.

Shower room and W/C

Large walk-in shower cubicle with glass screens and independent electric shower, wash hand basin with mixer tap, low level W/C, heated towel rail, frosted double glazed window.

Separate W/C

Low level W/C, frosted double glazed window.

Outside

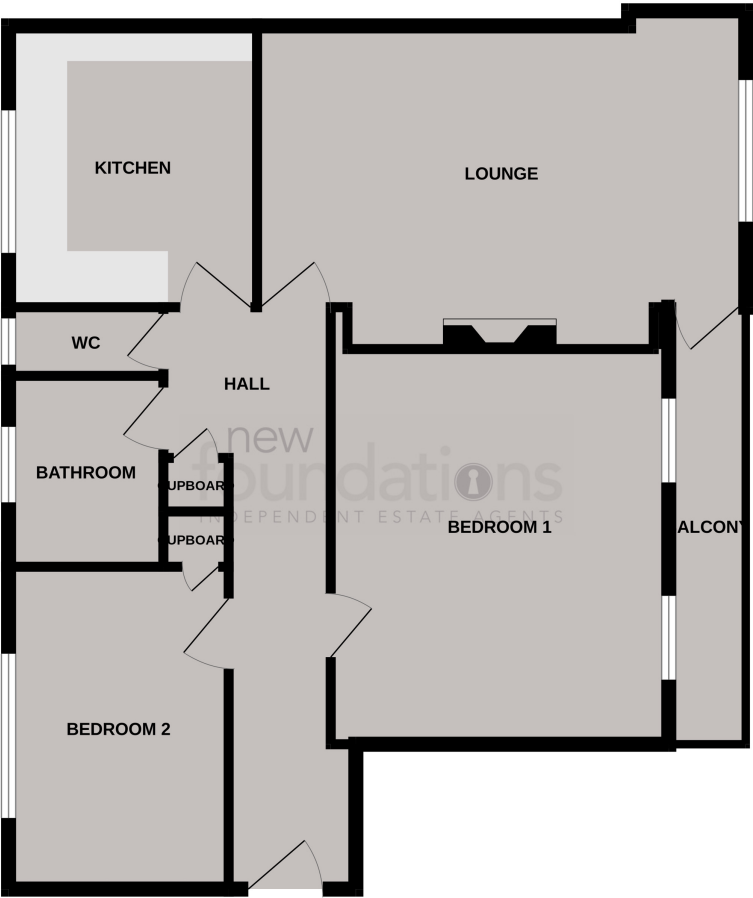
The property enjoys the use of a private sun balcony and allocated covered parking space. In addition there is a lockable storage cupboard which the flat has use of.

NB

NB The lease is 999 years from 2006, current maintenance is £1000 per quarter.

FLOORPLAN

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	52	77
(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	

