

£350,000 Share of Freehold



2 Glyne Hall De la Warr Parade,
Bexhill-on-Sea, East Sussex TN40 1LY



PROPERTY DESCRIPTION

CHAIN FREE. An exceptional THREE BEDROOM 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 dual aspect lounge/dining room with stunning sea views which in turn leads to the good size south facing balcony, fitted kitchen, three bedrooms with the master having an en-suite shower room and bedrooms two and three benefitting from sea views and family bathroom. The property is to be sold with an allocated parking space to the rear. EPC - E.

FEATURES

- Exceptional Three Bedroom Seafront Apartment
- Highly Sought After Building 'Glyne Hall'
- Master Bedroom With En-Suite
- Additional Family Bathroom
- Magnificent Lounge With Views Towards The English Channel
- Short Walk To The Town Centre
- 19' South Facing Balcony Overlooking The Seafront & Sailing Club
- No Onward Chain
- Allocated Parking Space To The Rear
- Council Tax Band - D





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, entry-phone system.

Entrance Hall

Accessed via private front door, entry-phone handset, various cupboards with one housing water cylinder.

Lounge/Dining Room

19' 1" max x 18' 5" max (5.82m max x 5.61m max) A bright and spacious room with double glazed windows to the side and front with the latter offering views towards the English Channel, door to the balcony, ceiling coving, wall mounted electric heater.

Balcony

19' 7" x 3' 9" (5.97m x 1.14m) A good size south facing balcony with views towards the sailing club and the English Channel.

Kitchen

10' 8" x 8' 10" (3.25m x 2.69m) A dual aspect with double glazed windows, kitchen fitted with one and a half bowl sink unit with mixer tap and cupboards under, range of working surfaces with cupboards and drawers, plumbing for washing machine and space for tumble dryer, built-in four ring electric hob with electric oven below and extractor hood over, matching wall mounted cupboards, space fridge freezer, serving hatch.



Bedroom One

16' 9" x 13' 1" (5.11m x 3.99m) Double glazed window with a westerly aspect, range of built-in furniture, electric wall mounted heater.

En-Suite

Large walk in shower cubicle with chrome fittings, independent electric shower and glass screens, low level WC, wash hand basin with mixer tap and cupboard under, electrically heated towel rail, extractor fan, tiled walls.

Bedroom Two

15' 10" x 10' 7" (4.83m x 3.23m) Double glazed window with southerly aspect having far reaching views over the English Channel and sailing club, built-in wardrobe, wall mount electric heater.

Bedroom Three

15' 10" x 7' 11" (4.83m x 2.41m) Double glazed window with southerly aspect having far reaching views over the English Channel and sailing club, single built-in storage cupboard.

Bathroom

Panelled bath with mixer tap and shower attachment, low-level WC, wash hand basin and attached storage cupboard below, extractor.

Allocated Parking Space

NB

999 Year Lease From 2006

Service charge is £4000 per annum and is charged on a quarterly basis

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

