



9 Belgrave Court De la Warr Parade,  
Bexhill-on-Sea, East Sussex TN40  
1NW





## PROPERTY DESCRIPTION

An exceptionally well presented 2 bedroom fourth floor apartment in this most sought after building directly on Bexhill seafront. As well as wonderful views over the English Channel and St Leonards and Hastings in the distance other benefits include luxury refitted kitchen with some built in appliances, private balcony, state of the art electric heating system, modern shower room fittings, fresh carpets, excellent cupboard storage both fitted and built in, and to be sold with a garage to the rear. Long lease and share of freehold.

EPC-E

## FEATURES

- Exceptional 2 bedroom fourth floor seafront apartment
- Refitted kitchen with quartz working surfaces
- Modern shower fittings
- Excellent cupboard storage both built in and fitted
- Private Balcony with wonderful views
- State of the art electric heating system
- Immaculate throughout
- Long lease and share of freehold
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door, entry-phone system, stairs to hall floor, lift and stairs rising to the fourth floor.

### Entrance Hall

Accessed via private entrance door, tiled floor, selection of cupboards with two having shelving, coat cupboard, cupboard housing hot water tank and cupboard with space for fridge freezer.

### Living Room/Dining Room

17' 9" x 14' 0" (5.41m x 4.27m) narrowing to 10'1". With TV aerial, two radiators, double glazed window with outlook to front and sliding double glazed patio doors leading onto private balcony enjoying wonderful sea views.

### Balcony

2' 10" x 22' 1" (0.86m x 6.73m) Good Sized private south facing balcony with wonderful sea view and views towards St Leonards and Hastings.

### Kitchen

7' 0" x 7' 5" (2.13m x 2.26m) Having been completely re-fitted by the present owner and comprising; attractive aquamarine coloured units with quartz working surfaces and inset one and a half bowl sink unit with mixer mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards with under unit lighting, space for electric cooker, built-in and concealed washing machine and slimline dishwasher, numerous plug sockets, double glazed window to the side and open plan to living room/dining room enjoying wonderful sea views.



### Bedroom One

12' 4" x 9' 9" (3.76m x 2.97m) With range of fitted bedroom furniture running the length of one wall, Herschel wall mounted infrared heater with individual thermostat, double glazed window with outlook to rear enjoying rooftop views over Bexhill.

### Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m) With built-in double wardrobe with mirror sliding doors, radiator, double glazed window with outlook to rear enjoying rooftop views over Bexhill.

### Shower Room

Having recently been re-fitted with white suite comprising; large shower cubicle with glass screens with chrome fittings, low level WC, wash hand basin with storage cupboards below, wall mounted Herschel infrared heater with towel drying section and thermostat, tiled floor, frosted glass double glazed window with extractor fan.

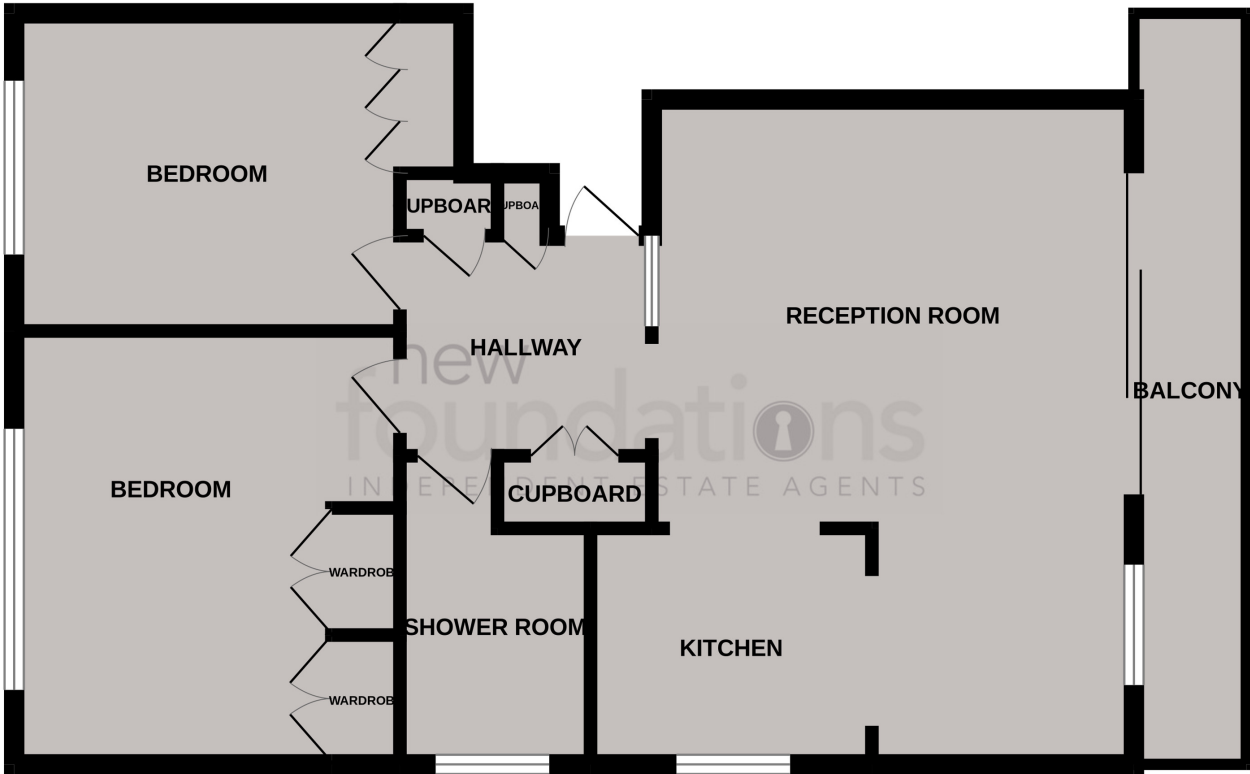
### Garage

The property will be sold with a single garage to the rear accessed via metal up and over door with power and light.

### NB

The lease is 999 years from 1985. The flat will be sold with a share of the freehold. The maintenance is £190 per month.

FOURTH 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.  
Made with Metropix ©2025

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