



West Parade, Bexhill-on-Sea, East Sussex, TN39 3HF
(Guide Price £210,000-£230,000) Two Bedroom Seafront Apartment With Stunning Sea Views £210,000
- Leasehold Share of Freehold



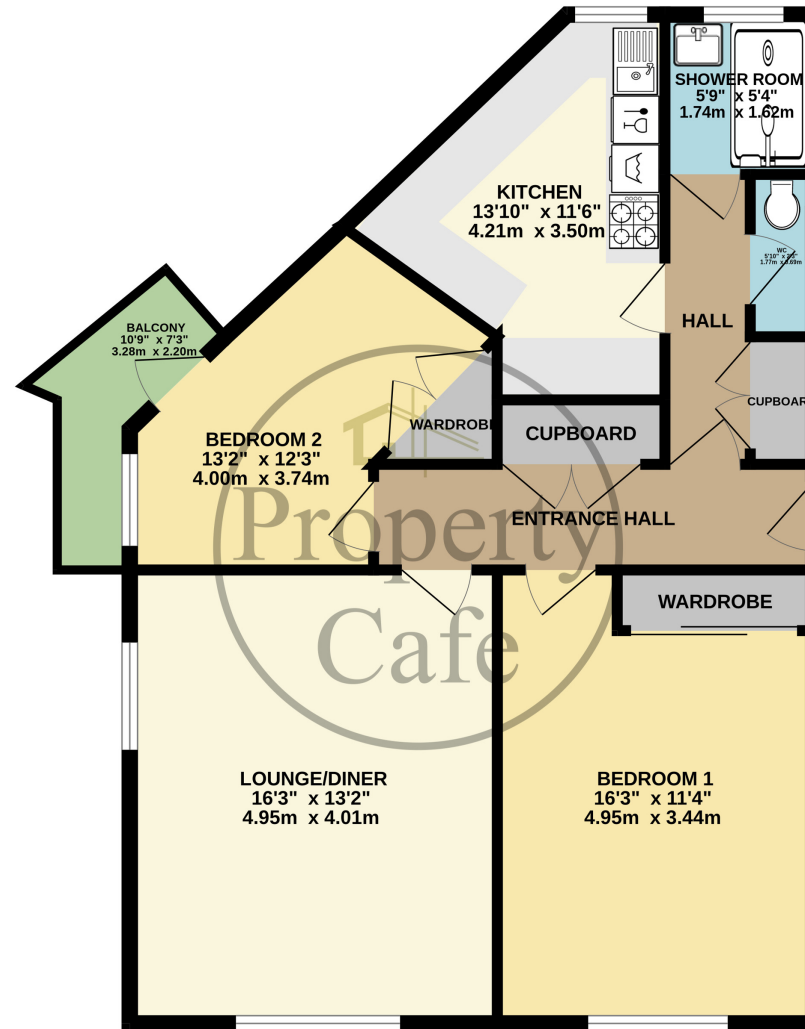


(Guide Price £210,000-£230,000) Property Cafe are delighted to present to the market this spacious, two bedroom, 2nd floor, seafront apartment for sale with lift access and spectacular views to sea and beachy head. Accommodation and benefits include; A secure communal entrance area with entry phone system and lift access to all floors; An inner flat hallway with several storage cupboards and giving access to all internal rooms; Spacious dual aspect lounge/diner with stunning views to sea and beachy head; Modern fitted kitchen offering plenty of cupboard & worktop space in addition to integrated appliances including, hob, dishwasher and washing machine; Two well proportioned double bedrooms both with fitted wardrobes and pleasant sea views; Modern fitted shower room comprising of a double walk-in shower cubicle, wash basin & heated towel rail; Separate WC. Externally the property boasts a private balcony with exceptional south/westerly views. The apartment is offered for sale in an excellent central location right on Bexhill's promenade, gas central heated, new double glazing, share of freehold, an additional private storage cupboard in the basement and with no onward chain. We recommend you view at your earliest convenience.

Share of freehold * Remaining lease length - 966 years * Service charge - £4487 Per annum



2ND FLOOR APARTMENT
767 sq.ft. (71.3 sq.m.) approx.

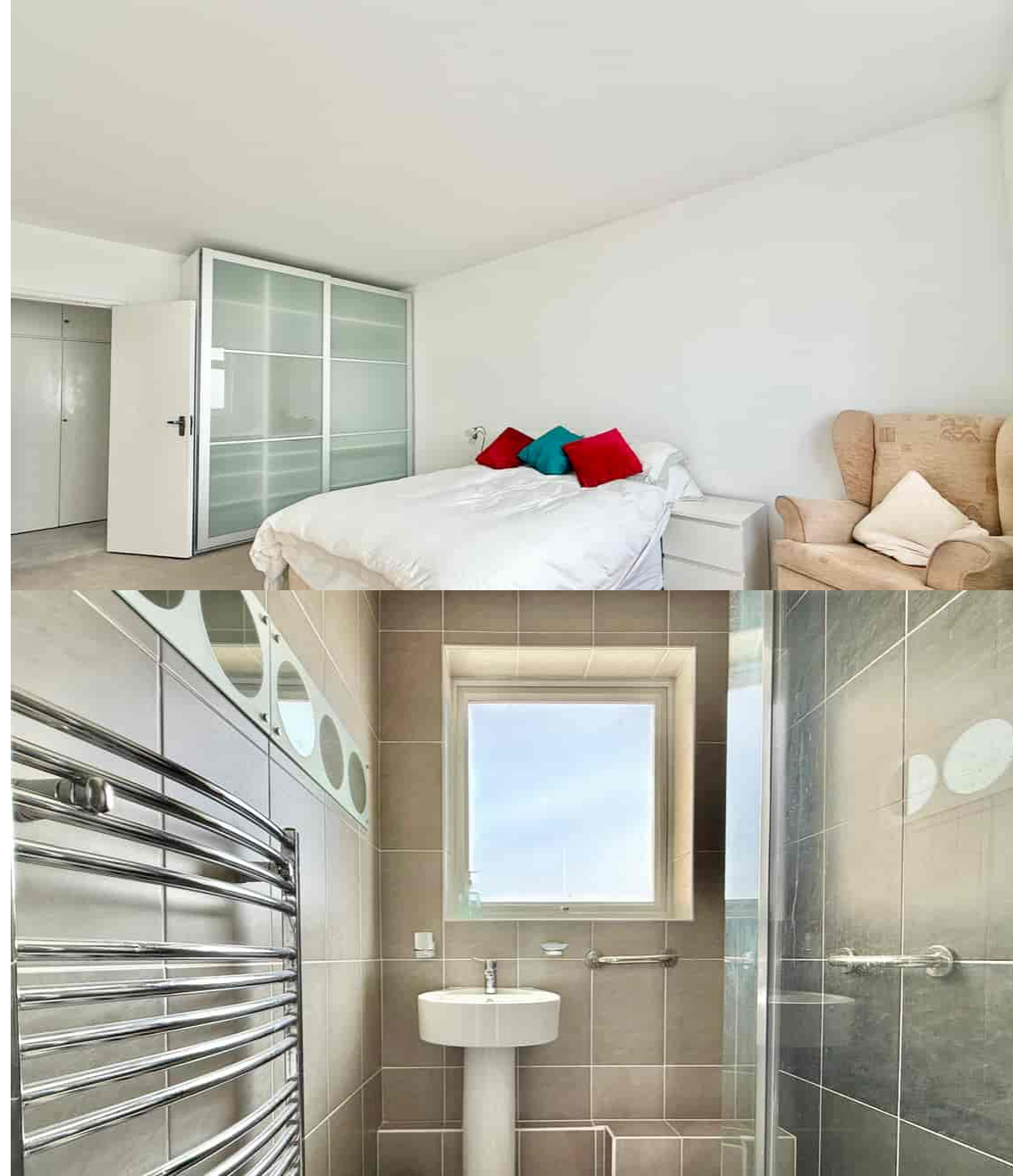


TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

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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Bedrooms: 2
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Annual Service Charge: 4487
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access shower. Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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		



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 main pharmacy & main 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

- (Guide Price £210,000-£230,000)
- Two Bedroom 2nd Floor Seafront Apartment For Sale
 - South Westerly Balcony With Stunning Sea Views
 - Spacious Lounge/Diner
 - Modern Fitted Kitchen With Integrated Appliances
 - Two Well Proportioned Double Bedrooms

- Modern Fitted Shower Room.
- Share Of Freehold & Long Lease
- Secure Communal Entrance With Lift Access To All Floors
 - Sought After Central Position
 - Sold With No Onward Chain.