



Flat 11 West Parade, Bexhill-on-Sea, East Sussex, TN39 3DY

Two Bedroom 2nd Floor Seafront Apartment With Balcony & Panoramic Sea Views £269,950

- Leasehold





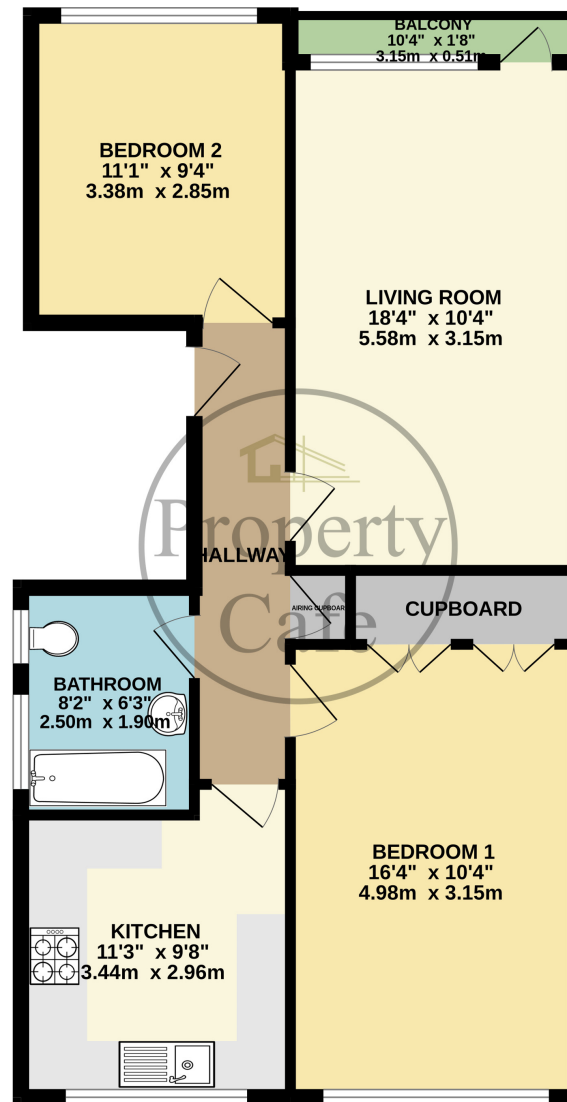


Property Cafe are delighted to present to the market this well proportioned, two bedroom, second floor apartment with south facing balcony, garage and uninterrupted sea views. Accommodation and benefits include; A secure communal entrance area with entry phone system; Inner flat hallway giving access to all internal rooms; Spacious lounge/diner with southerly aspect and panoramic sea views; Modern fitted kitchen with an integrated electric oven & hob, fridge/freezer and washing machine; Two well proportioned double bedrooms; Modern fitted family bathroom comprising of bath with overhead shower attachment, wash basin & WC. Externally this property boasts a private south facing balcony with stunning far reaching sea views; A single garage en-bloc to the rear of the building and an area of communal front garden. The apartment is offered for sale in excellent condition throughout, electric heating, double glazed and with no onward chain. We recommend you view at your earliest convenience.

Share Of Freehold \* Remaining Lease Length - 900 + Years \* Annual Service Charge - £1800 Per Annum \* Ground Rent - N/A



2ND FLOOR APARTMENT  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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 B  
**Council Tax:** Rate 1985  
**Parking Types:** Garage En Bloc. Permit.  
**Heating Sources:** Double Glazing. Electric. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (58)  
**Annual Service Charge:** 1800  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

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>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

- Two Bedroom Seafront Apartment For Sale
  - Balcony With Stunning Sea Views
    - Modern Fitted Kitchen
- Two Well Proportioned Double Bedrooms
  - Modern Fitted Bathroom.

- Single Garage
- Second Floor Flat
- Sought After Seafront Position
- Sold With No Onward Chain
- Viewing Highly Recommended.