



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

25 Grenada, West Parade, Bexhill-on-Sea, East Sussex
£420,000 TN39 3DP
2 Bedroom 2 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

Views out to sea, over Bexhill, and the Polegrove recreation ground can be enjoyed from this beautifully presented apartment. Located on the 6th floor of this well-regarded Larkin-built block, the apartment offers bright, spacious modern accommodation including a well-maintained communal entrance and lift access to the 6th floor. An inviting entrance hall leads into the modern kitchen/dining room with matching wall and base units and finished with Karndean flooring. An eye-level double oven, an electric hob, a washer/dryer, a dishwasher, a fridge/freezer, and a wine refrigerator are all included in the kitchen. Additionally, the kitchen has space for a dining table & chairs and views out to sea. Both bedrooms in the apartment have fitted wardrobes and offer views of Polegrove recreation ground. Featuring a dual aspect, this living room has access to a private balcony with further fantastic views. Furthermore, there is a modern fitted shower room and a separate second WC. The apartment has had upgraded electrics to the Kitchen, double glazing in the last 18 months to the kitchen, bathroom and balcony. The building has also had a new roof in August 2024. Moreover, the property comes with a garage en-bloc with an electric up & over door measuring 5.85m x 2.82m and a share of the freehold.

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Key Features:

- Refurbished Sixth Floor Apartment
- Private Balcony With Sea Views
- Share Of Freehold
- Two Double Bedrooms
- Stunning Panoramic Views
- Modern Fitted Kitchen/Diner
- Garage En-Bloc
- Two Wc's

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	61	69
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

Bexhill Town Centre is 0.6 miles away and Collington Station just 0.3 miles away, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a café is within walking distance.

Lease & Maintenance Information

Tenure - Share of freehold, residents association
 Lease term - 999 from 1971
 Ground rent - N/A
 Maintenance Charge - Approx £3900 annually.

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