



65 THE SACKVILLE, DE LA WARR PARADE, BEXHILL ON SEA, EAST SUSSEX TN40 1LS

£139,950 LEASEHOLD



### **ENTRANCE HALL**

Video entry-phone system, coved ceiling, airing cupboard housing the hot water tank and fitted carpets.

### **OPEN PLAN LOUNGE/DINER/KITCHEN**

5.53m x 4.62m (18' 2" x 15' 2") Having double glazed window to the rear offering far reaching roof top across Bexhill, ceiling coving, ceiling rose, wall mounted electric heaters, television point, carpet as fitted. The kitchen is fitted with a range of matching base and wall units with worktop surfaces over incorporating a single drainer sink unit with mixer tap. Fitted Smeg electric hob and extractor fan, built-in oven. Space for dishwasher.

### **BEDROOM**

2.7m x 3.8m (8' 10" x 12' 6") Double glazed window to the rear, ceiling coving, ceiling rose, double wardrobes with two overhead storage cupboards, wall mounted electric heater, carpet as fitted.

### **STUDY/OCCASIONAL ROOM**

11' 3" x 7' 1" (3.43m x 2.16m) Built-in storage cupboards, fitted carpets and a range of wall cupboards.

### **BATHROOM/WC**

Double aspect, double glazed patterned window to the side and rear and ceiling coving. Modern fitted white suite comprising of panelled bath with mixer tap and electric shower over with shower screen, vanity wash hand basin with storage below and mixer tap Wall light, high flush WC, wall mounted electric towel rail and part tiled walls.

### **AGENTS NOTES**

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

Council Tax Band A

EPC Rating D

Maintenance/Service Charge: £1025 per quarter to include maintenance and insurance of building, House Manager and staff, Maintenance and insurance of two lifts, cleaning and lighting of communal areas and garden maintenance

Lease: lease of 189 years from 2021.

Ground Rent: £150 per annum

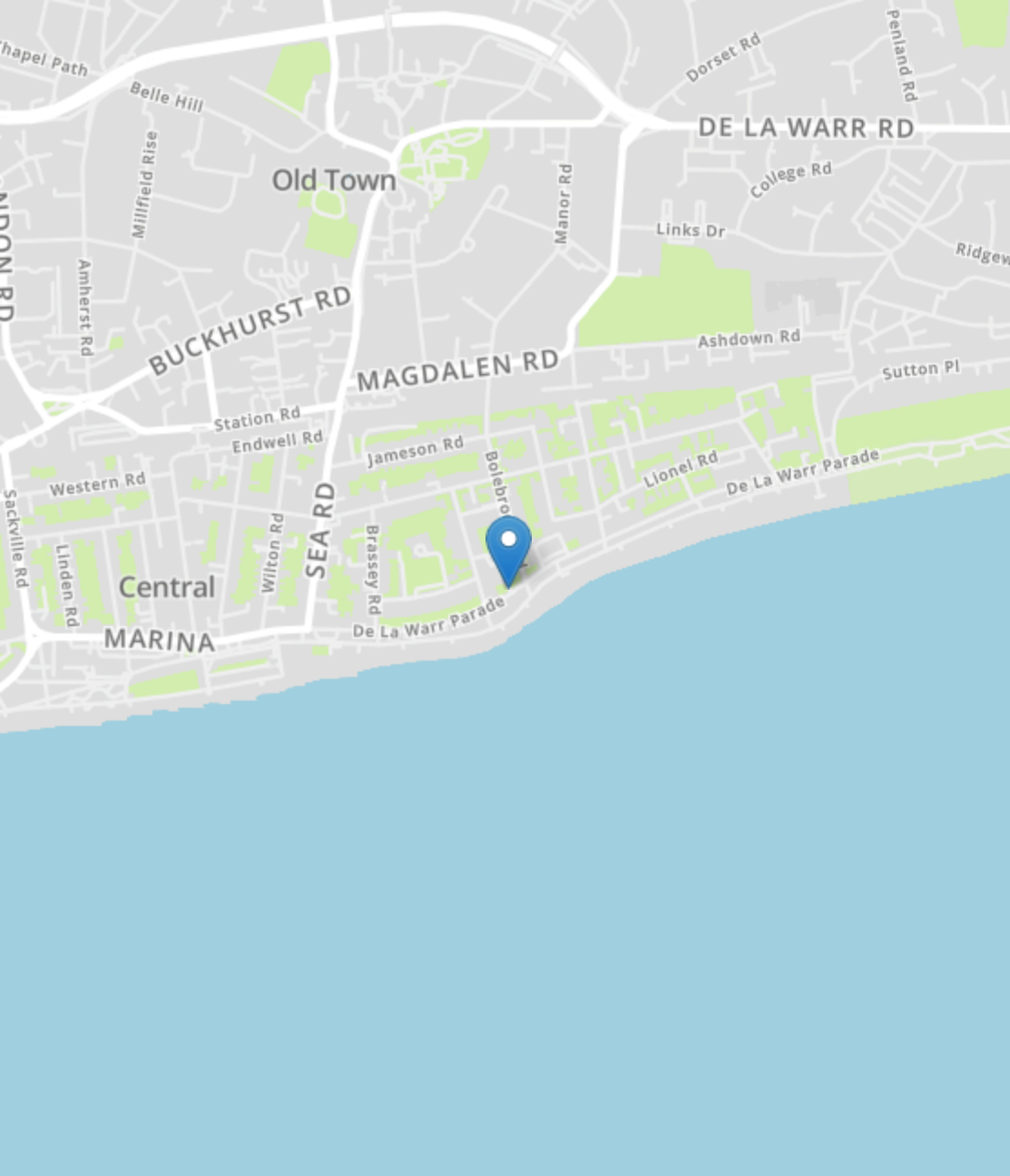
### **VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

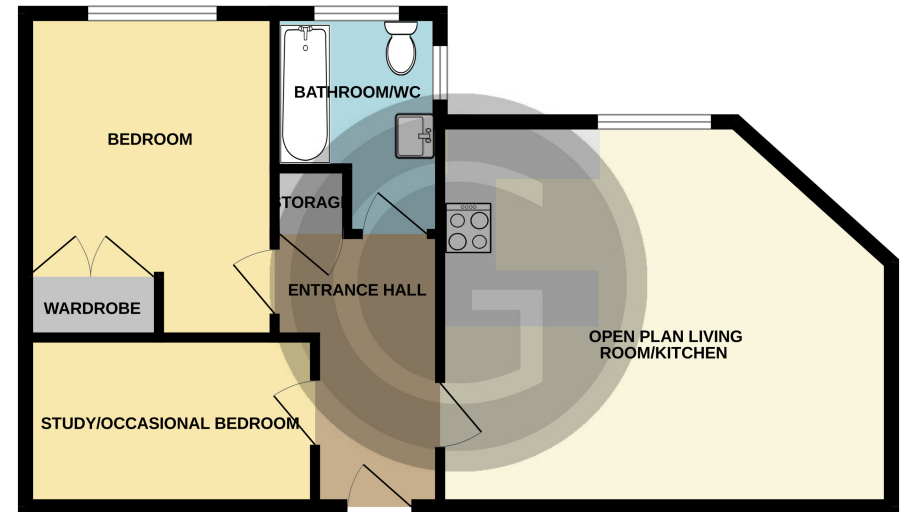
### **DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





### THIRD 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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