



Flat 17 Homewarr House, De la Warr
Parade, Bexhill-on-Sea, East Sussex
TN40 1PL



PROPERTY DESCRIPTION

CHAIN FREE. A good size and well presented one bedroom first floor retirement flat situated in this well regarded block known as 'Homewarr House' which was constructed by McCarthy & Stone. The building is in an ideal position opposite the seafront where there is ramped access to the beach. The accommodation comprises; communal entrance with residents lounge and lift rising to the first floor, entrance hall, westerly aspect lounge with large airing cupboard, modern kitchen, a good size double bedroom with built-in wardrobe and modern shower room. There is currently 119 years remaining on the lease. EPC - C.

FEATURES

- One Bedroom Apartment
- First Floor Flat With Lift Access
- Retirement Building Situated Opposite The Seafront
- Over 60's Complex
- Modern Shower Room With Large Walk-In Shower
- No Onward Chain
- 119 Years Remaining On The Lease
- Close Proximity To Ramped Beach Access
- Various Facilities Including House Manager, Communal Lounge & Laundry Room
- Council Tax Band - B





ROOM DESCRIPTIONS

Private Entrance Hall

Accessed via private front door, ceiling coving, entryphone handset.

Living Room

Double glazed window with a westerly aspect, ceiling coving, wall light points, telephone point, large walk-in cupboard with hot water cylinder.

Kitchen

Double glazed window with a westerly aspect, ceiling coving, a modern fitted kitchen comprising; a range of working surfaces with inset ceramic sink and drainer unit with mixer tap, inset four ring electric hob with splashback and concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven.

Bedroom

Double glazed window with a westerly aspect, ceiling coving, wall mounted electric heater, built-in wardrobes, wall lights.

Shower Room

Spotlights, ceiling coving, a modern fitted three piece suite comprising; large walk-in shower cubicle with shower over and handheld attachment, low level WC, wash hand basin, chime heated ladder style towel rail.

NB

We have been advised of the following;

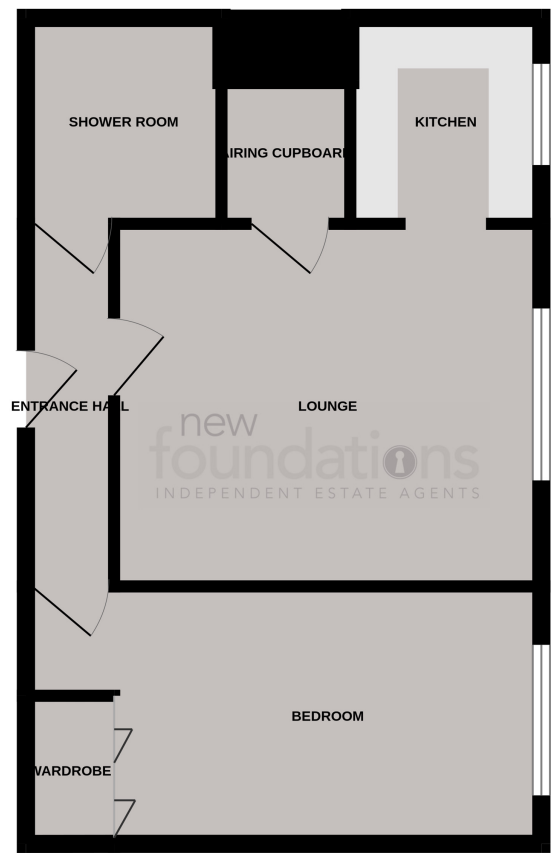
Service Charge - £4000.00 per annum

Ground Rent - £500 per annum



FLOORPLAN

GROUND 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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