



2 Belgrave Court, De la Warr Parade,  
Bexhill-on-Sea, East Sussex TN40  
1NW



## PROPERTY DESCRIPTION

A beautifully presented two double bedroom raised ground floor seafront apartment with stunning views across the English Channel. This fine apartment is located in this sought after block known as 'Belgrave Court'. The internal accommodation comprises; communal entrance, open plan entrance hall with storage cupboard, lounge with stunning sea views, stunning kitchen, two double bedrooms and a modern bathroom. Other features include a SOUTH FACING BALCONY, garage en-bloc and share of freehold. EPC - E.

## FEATURES

- Stunning Two Bedroom Seafront Apartment
- Lounge With Sea Views
- Re-Fitted Modern Kitchen and Bathroom
- Garage En-Bloc
- South Facing Balcony
- Close to Bexhill Town Centre
- Share Of Freehold
- No Onward Chain
- 61 Square Meters
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door, entry phone system, stairs rising to the hall floor.

### Private Entrance

Accessed via front door, various built-in cupboards one with space and plumbing for washing machine.

### Lounge

15' 7" x 10' 2" (4.75m x 3.10m) Double glazed window and sliding doors to the front with stunning sea views, ceiling coving, wall mounted electric heater.

### Balcony

Stunning views across the English Channel.

### Kitchen/Diner

15' 7" x 6' 11" (4.75m x 2.11m) A stunning fully fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with chrome central mixer tap, inset electric hob with stainless steel extractor fan over, a range of gloss white matching wall and base cupboards with fitted drawers, built-in appliances comprising fridge freezer, electric oven and dishwasher, inset spotlights, tiled splashback.

### Bedroom One

12' 5" x 11' 10" (3.78m x 3.61m) Double glazed window to the rear, built-in double wardrobe, wall mounted electric heater.

### Bedroom Two

11' 9" x 8' 11" (3.58m x 2.72m) Double glazed window to the rear, built-in double wardrobe, wall mounted electric heater.

### Bathroom

A modern fitted white suite comprising; panelled bath with chrome central mixer tap, handheld shower attachment, thermostatic shower over with chrome controls and fitted screen, low-level WC, wash hand basin with chrome central mixer tap and cupboard under.

### Garage

Located to the rear of the property, up and over door, power and lighting.

## NB

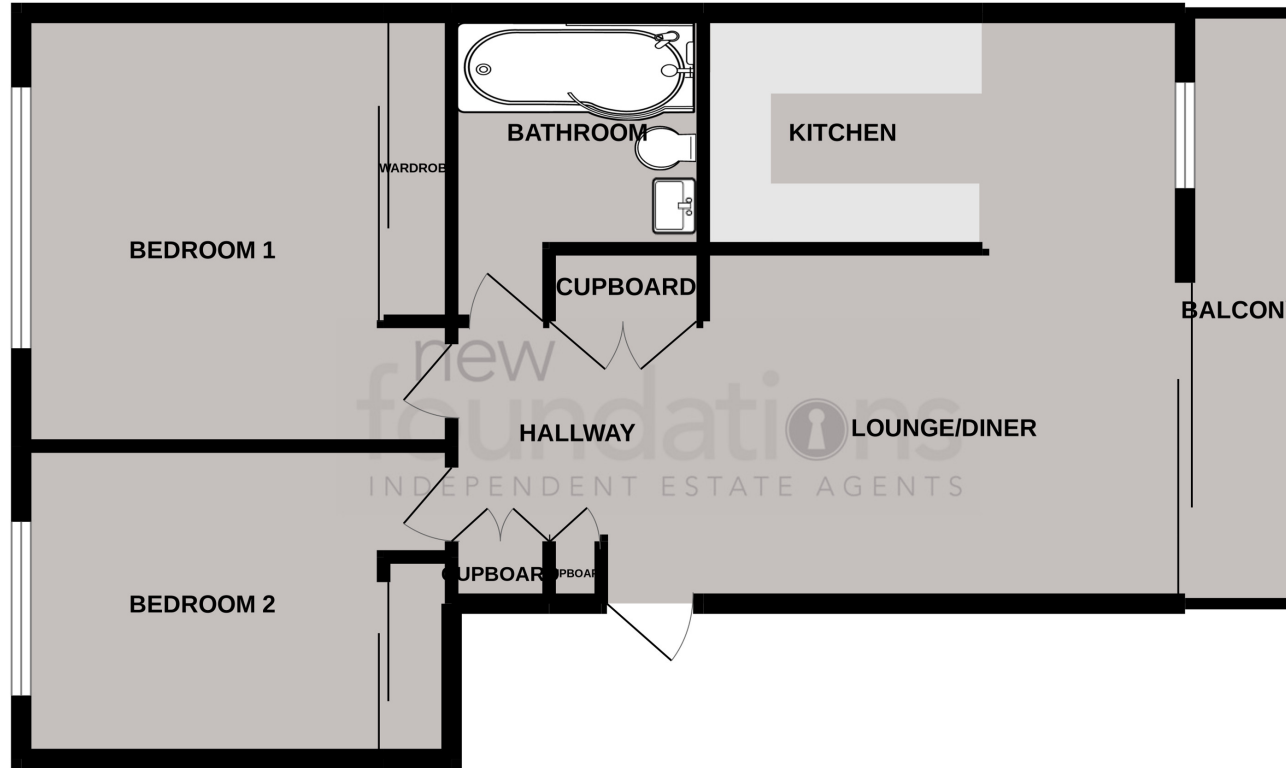
We have been verbally advised;  
Share of Freehold

Maintenance approximately £534 per quarter including water rates and buildings insurance.



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		52	72

England, Scotland & Wales EU Directive 2002/91/EC

