



BURGESS & CO.
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12a St Kitts, West Parade, Bexhill-On-Sea, TN39 3DR

Offers Over
£275,000 Leasehold



Burgess & Co are delighted to bring to the market this bright and spacious seafront apartment located on the third floor of this purpose built block with sea views. Ideally located being close to Bexhill Town Centre with all its amenities, shops, restaurants, mainline railway station and a short stroll to the beach and seafront. The accommodation is accessed via a communal front door located to the rear of the block with lift and stairs to the third floor. A private front door opens up to an entrance hallway leading to a fitted kitchen, a dining room, a dual aspect living room with balcony, two double bedrooms, a shower room and a separate w.c. Benefits include sea views, double glazing, electric heating, a garage in block to the rear and is to be sold CHAIN FREE. Viewing is recommended to fully appreciate not only the convenient location but also all that this apartment has to offer.

Communal Entrance Hall

With entry-phone system, stairs/lift to all floors.

Third Floor Landing

With private front door to

Entrance Hall

With entry-phone system, electric heater, storage cupboard.

Living Room

17'3 x 14'8
With two storage heaters, feature fireplace, double glazed window to the side, double glazed patio door with

Balcony

With glass surround, enjoying stunning sea views.

Dining Room

12'1 x 9'7
With electric heater, space for table & chairs, tiled floor, double doors to

Kitchen

12'1 x 9'7
Comprising matching range of wall & base units, granite red worksurface, inset sink with filter tap, tiled splashbacks, fitted electric hob with extractor hood over, fitted oven, wine cooler, undercounter fridge & freezer, integrated washing machine, slimline dishwasher, tiled floor, electric radiator, double glazed window.

Bedroom One

21'4 x 11'8
With electric heater, built-in wardrobes, dual aspect with double glazed window to the side & rear.

Bedroom Two

15'11 x 12'1
With electric heater, built-in wardrobes, built-in pull down double bed, double glazed window to the rear.

Shower Room

12'1 x 5'11
Comprising shower cubicle with Mira electric shower, raised w.c, vanity unit with inset wash hand basin, two towel radiators, tiled walls & floor, frosted window to the side.

Separate W.C

Comprising raised w.c, wash hand basin, towel radiator, tiled walls & floor.

Garage

Located in a block to the rear of the building with up & over door.

NB

There is the remainder of a 999 year Lease from 25 December 1971. We have been advised that the service charge for 2024 was £3,438.51. Pets Allowed – Council tax band: D

