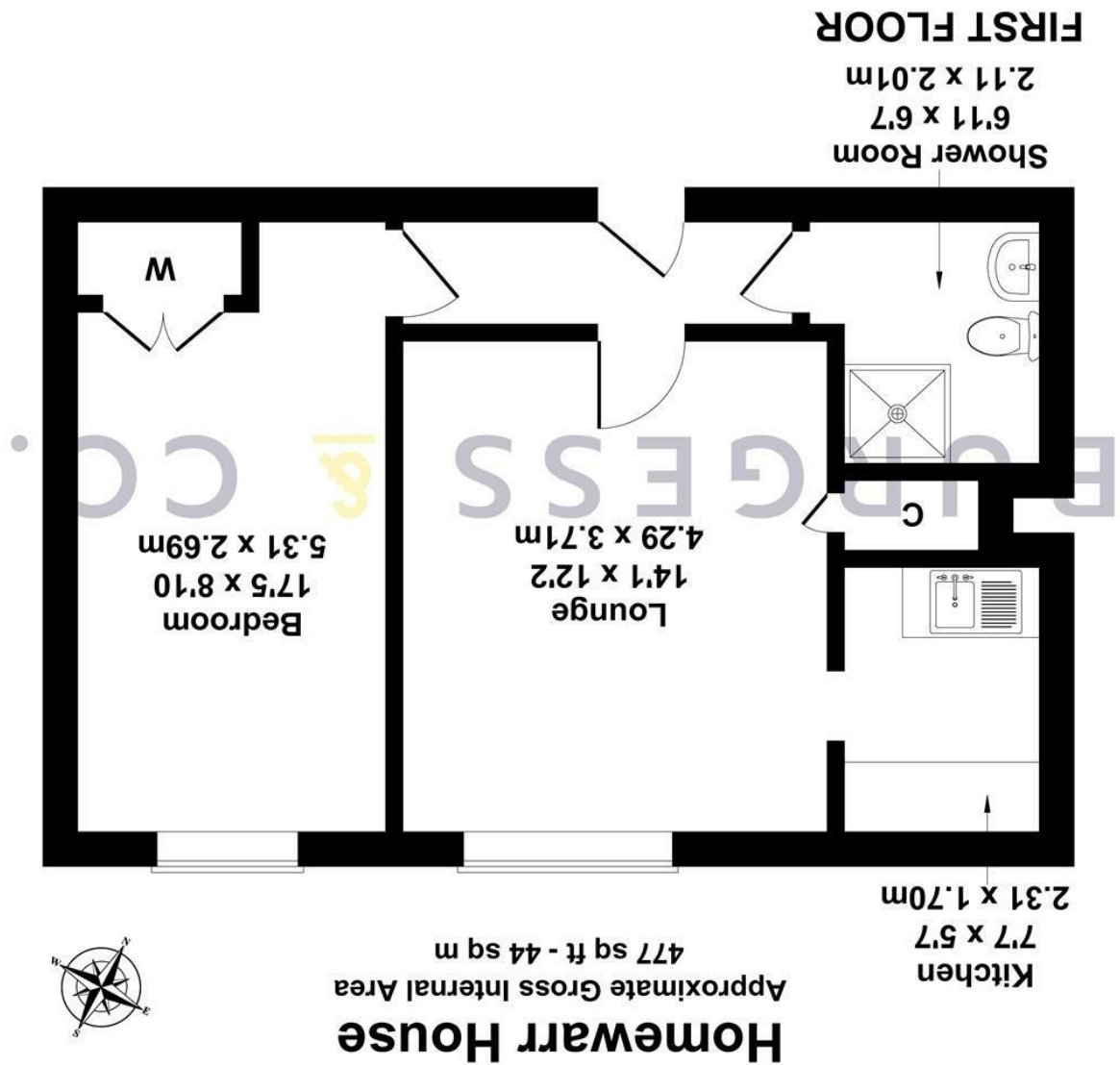




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BURGESS & CO.
01424 222255

Flat 12 Homewarr House, De La Warr Parade, Bexhill-On-Sea, TN40 1PL

Offers Over
£70,000 Leasehold



****CHAIN FREE**** Burgess & Co are delighted to offer for sale this this one bedroom first floor retirement flat with direct sea views. Ideally located directly opposite the promenade, and also within a short walk to Bexhill Town Centre with its array of shops, cafes, restaurants and mainline railway station. In addition, the facilities at Ravenside Retail and Leisure Park are also within close proximity. The property comprises entrance hall, a living room, a kitchen, a double bedroom and a shower room. Further benefits include electric heating, double glazing, a site manager and a 24 hour alarm call system and there are communal facilities including communal lounge, guest suite and laundry room. To the outside there are communal gardens and a residents' car park. Viewing is considered essential to appreciate the facilities and views.

Communal Entrance Hall

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

First Floor

With private front door to

Entrance Hall

With entry-phone system, emergency pull cord.

Living Room

14'1 x 12'2
With storage heater, emergency pull cord, double glazed window enjoying sea views. Open archway to

Kitchen

7'7 x 5'7
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, space for appliances, tiled walls, extractor fan.

Bedroom

17'5 x 8'10
With storage heater, emergency pull cord, built-in wardrobes, double glazed window enjoying sea views.

Shower Room

6'11 x 6'7
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, tiled walls, heater.

NB

There is the remainder of a 99 year Lease from 1 September 1985. We have been advised that the service charge is £3985.40 a year (half paid in April, half in October), and the ground rent is £508.82 a year (also split in two). The block has a range o f communal facilities including a communal lounge, guest suite, and laundry, in

addition to the communal gardens and residents' car park. There is also a site manager and a 24 hour alarm call system. Age restriction: over 60's. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

