



BURGESS & CO.
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The Penthouse, 29 Tobago, West Parade, Bexhill on Sea, TN39 3YB

Offers In The Region Of £549,950
Leasehold – Share of Freehold



Burgess & Co are delighted to bring to the market this rarely available, unique, bright and spacious penthouse apartment with stunning uninterrupted panoramic sea views. Ideally located opposite the seafront with promenade, and within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and the iconic De La Warr Pavilion. The property is accessed via a lift or stairs and the accommodation comprises of a spacious entrance hallway, a 21'3ft living room, a 35'ft sun room, a 17'ft conservatory, a kitchen, three double bedrooms one with an en-suite bathroom, a further fourth bedroom/office, a family bathroom, and a utility room. The property benefits from double glazing, electric heating, two garages and a particular feature is the 'wrap around' sun terrace giving amazing direct sea views from Hastings to Eastbourne, as well as views over the town. The property will need some updating, but truly must be seen to fully appreciate all that this spacious Penthouse has to offer.

Communal Entrance Hall

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

The Penthouse

With private front door to

Entrance Hall

With two electric heaters, entry-phone system, fitted cupboards, fitted double cupboard.

Living Room

21'3 x 14'8

With electric heater, double glazed windows enjoying stunning sea views towards Beachy Head, double glazed doors to both the Conservatory & Sun Room.

Conservatory

17'0 x 10'2

With double glazed windows enjoying stunning sea views towards Beachy Head, double glazed sliding patio doors opening to the sun terrace.

Sun Room

35'0 x 4'6

With double glazed windows enjoying far reaching sea views, double glazed doors at either end leading to the sun terrace.

Kitchen

12'8 x 10'4

Comprising matching range of wall, base & drawer units, worksurfaces, inset stainless steel double sink unit, tiled splashbacks, inset electric hob with extractor hood over, fitted double oven, dishwasher, space for table & chairs, fitted larder cupboard, double glazed window.

Bedroom/Dining Room

16'8 x 10'8

With electric heater, double glazed window.

Bedroom

14'8 x 13'7

With electric heater, built-in wardrobes, dual aspect with double glazed windows to the front & side.

Bedroom

14'7 x 13'7

With electric heater, built-in wardrobes, double glazed window to the side, door to

En-suite Bathroom

11'1 x 7'2

Comprising of corner shower cubicle, panelled bath, low level w.c, vanity unit with inset wash hand basin, electric heated towel rail, electric heater, partly tiled walls, double glazed frosted window.

Bathroom

12'4 x 6'6

Comprising bath, shower cubicle, low level w.c, vanity unit with inset wash hand basin, double glazed frosted window.

Bedroom/Office

12'9 x 12'6

With electric heater, double glazed window, door to

Utility Room

12'0 x 5'6

With electric heater, fitted cupboards, space for appliances, double glazed window. Door to Sun Terrace.

Sun Terrace

Wrap around sun terrace enjoying stunning views towards Hastings & Beachy Head.

Two Garages

There are two single garages located in a nearby block, both with up & over doors and power.

NB

There is the remainder of a 999 year Lease from 25 December 1971. We have been advised that the service charges are approximately £6,000 per annum. Council tax band: F

