



BURGESS & CO.
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Hall Floor Flat, 18 West Parade, Bexhill-On-Sea, TN39 3HR

Offers Over
£300,000 Leasehold



Burgess & Co are delighted to bring to the market this impressive & substantial two bedroom apartment, situated in a sought after position directly opposite the seafront. Ideally located within easy reach of the iconic De La Warr Pavilion, Egerton Park as well as the many amenities of Bexhill Town Centre including shops, restaurants and mainline railway station. This rarely available and particularly spacious property comprises a private entrance, a large entrance hall, a dual aspect sitting room enjoying outstanding views towards the English Channel, a kitchen/breakfast room, a dining room, two double bedrooms one benefiting from an en-suite bathroom and a utility/shower room. To the outside the property enjoys the benefit of a driveway giving access to a private garage with workshop/office space to the rear, and access to low maintenance private patio/garden area. The property is to be offered with NO ONWARD CHAIN and offers scope for improvement. Viewing highly recommended by vendors sole agents.

Porch

With radiator, original single glazed door to

Entrance Hall

With three radiators, double glazed window with seat enjoying direct sea views, single glazed window to the dining room, single glazed window to the sitting room.

Sitting Room

20'5 x 20'2

With two radiators, fireplace with surround, double glazed window to the side, double glazed bay window to the front.

Dining Room

14'9 x 14'3

With two radiators, double glazed window to the side, door to Kitchen, door to

Utility/Shower Room

12'6 x 7'7

Comprising worksurface with Butler sink, low level w.c, shower cubicle, space for appliances, radiator, cupboard housing Worcester boiler & tank, three double glazed frosted windows.

Kitchen

15'7 x 9'3

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled walls, inset hob with extractor hood over, fitted eye level double oven, dishwasher, double

glazed tilt & turn window to the rear, double glazed frosted door to fire escape.

Bedroom One

20'2 x 13'9

With two radiators, built-in wardrobes, fitted wardrobes, double glazed bay window to the front. Door to

En-suite Bathroom

Comprising pedestal wash hand basin, low level w.c, step up to bath with handrails & shower attachment, fully tiled walls, radiator, single glazed frosted borrowed light window.

Bedroom Two

15'4 x 11'3

With radiator, fitted wardrobe, double glazed window to the side & rear. Door to

En-suite W.C

Comprising low level w.c, pedestal wash hand basin, double glazed frosted window to the rear.

Outside

To the front there is a flowerbed, steps up to the entrance and a patio area.

Garage/Parking

18'9 x 10'7

With electric roller door, light & power, workshop area to the rear. There is also parking for two vehicles.

NB

There is the remainder of a 999 year Lease from 1 June 1990. We have been advised that the service charge is approximately £166.67 per month, the ground rent is £1 per annum and that no pets or sub-letting are allowed. Council tax band: B

