

**RUSH  
WITT &  
WILSON**



**26 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS  
£175,000**

**An opportunity to acquire this stunning two bedroom first floor apartment for over 50's, in this iconic seafront building. The property has been modernised throughout to an exceptional standard, the accommodation comprises modern fitted kitchen, two double bedrooms with built in wardrobes, modern fitted bathroom, electric heating and double glazed windows throughout. The building further benefits from additional facilities such as communal lounge, concierge, laundrette and access into the popular 'Sackville Bistro'. The property is located within easy walking distance to Bexhill town centre with its wide range of shops cafes, restaurants, Bexhill mainline railway station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW sole agents to appreciate this stunning two bedroom seafront apartment in this highly sought after location. Council tax band C.**



**Communal Entrance**

Leading to the communal lounge, stairs and lift to first floor.

**Communal Facilities**

Communal lounge with library, social events and bar, newly refurbished guest suite, laundrette and on site concierge 8am-4pm and custodian 4pm-8am.

**Hallway**

Internal front door leads to hallway, electric radiator, intercom system.

**Living Room**

14'5" x 9'10" (4.40 x 3.00 )

Electric radiator, windows to the westerly elevation with sea glimpses, electric fire.

**Kitchen**

13'9" x 9'2" (4.20 x 2.80 )

Comprising a range of matching base and wall units, fridge/freezer, freestanding under counter dishwasher, sink with drainer and mixer tap, built in oven with hob and extractor hood above, windows overlooking the rear elevation, electric radiator, laminate flooring.

**Bedroom One**

15'8" x 9'6" (4.80 x 2.90 )

Electric radiator, double glazed window to the side elevation, built in wardrobes, additional storage cupboard housing the water tank and shelving above.

**Bedroom Two**

13'1" x 8'6" (4.00 x 2.60)

Window overlooking the westerly elevation with sea glimpses, additional window to the rear elevation, electric radiator, built in wardrobes with hanging space and shelving above.

**Bathroom**

Shower/bath with electric wall mounted shower unit and controls, wc with low level flush, heated chrome towel rail, wall mounted wash hand basin with vanity unit beneath, mirrored cabinet with shelving, obscured glass window to the side elevation.

**Lease And Maintenance**

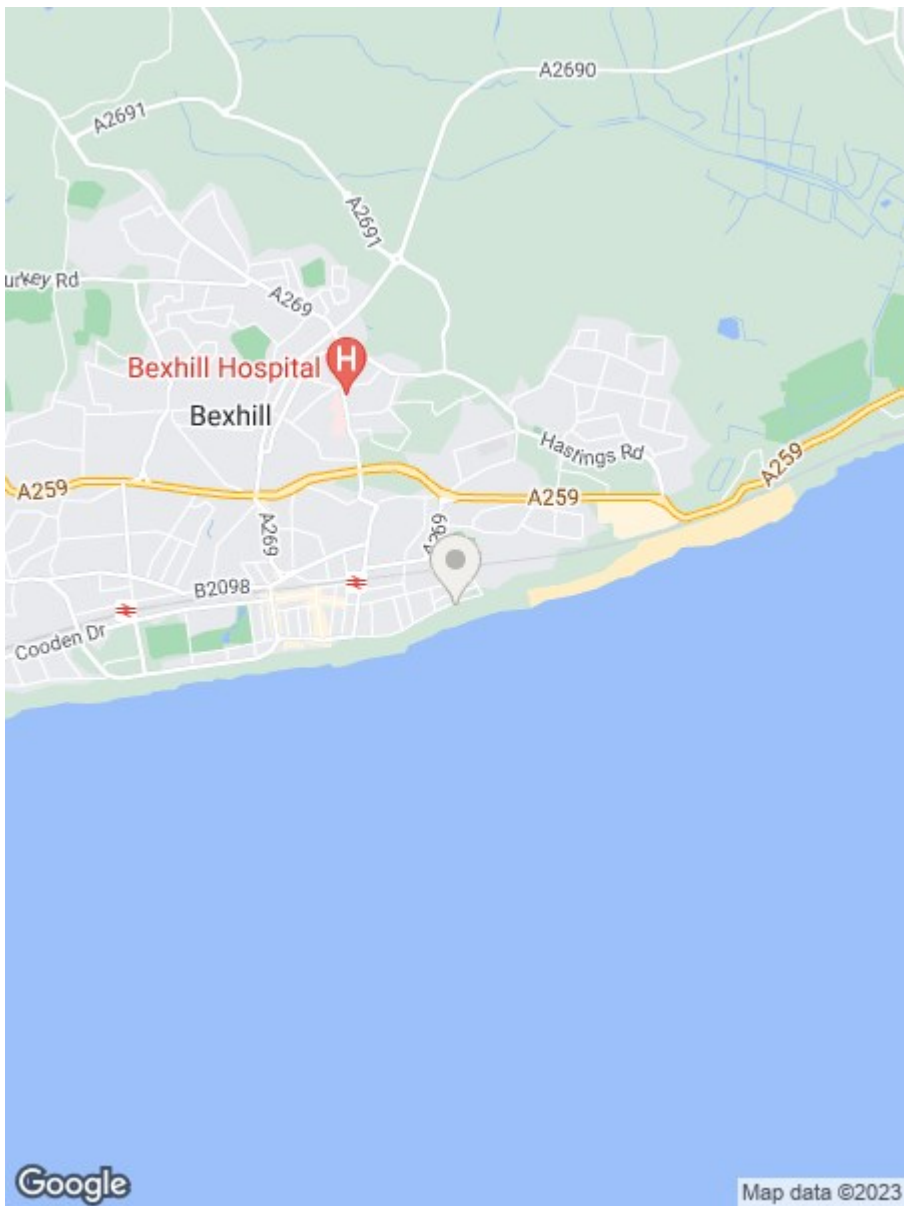
Leasehold, 155 years remaining on the lease, service charge £3450 p/a, water charge £200 p/a

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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