

**RUSH  
WITT &  
WILSON**



**38 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS  
£125,000**

An opportunity to acquire this stunning one bedroom second floor seafront flat for the over 50's in this iconic seafront building. The property has been modernised to an exceptional standard throughout. Accommodation comprises an open plan lounge with modern fitted kitchen, a double bedroom with built in wardrobe and a modern fitted shower room. Both the lounge/kitchen and bedroom boast stunning panoramic sea views across the English Channel. The building further benefits from additional facilities such as communal lounge, concierge, laundrette and access into the popular 'Sackville Bistro'. The property is located on Bexhill's picturesque seafront within easy walking distance to Bexhill town centre with its wide range of shops, cafes and restaurants and Bexhill main line rail station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this stunning apartment in this sought after location. Offered with NO ONWARD CHAIN. Council Tax Band: A. EPC: D



### **Communal Entrance Hallway / Foyer**

Leading to the communal lounge and concierge. Stairs and lift access to all floor. The apartment is located on the second floor.

### **Hallway**

Internal front door, modern digital storage heater, built in storage cupboard with hanging rail, shelving and additional storage cupboard above, airing cupboard/storage cupboard housing hot water cylinder and water tank.

### **Open Plan Kitchen / Lounge**

15'3" x 12'5" (4.67 x 3.80)

Two double glazed window overlooking the southerly elevation with stunning sea views, wall mounted electric radiator. Modern fitted kitchen with matching wall and base level units woodblock effect straight edge laminate worktop surface, stainless steel single sink with drainer and mixer tap, built in oven and grill, electric hob with extractor canopy and light, tiled splashbacks, space for fridge/freezer

### **Double Bedroom**

7'10" x 9'8" (2.40 x 2.96)

Double glazed windows with stunning sea views to the southerly front elevation, wall mounted electric radiator, built in wardrobe cupboard

### **Bathroom**

Modern re-fitted suite comprising walk-in shower cubicle with chrome controls, chrome shower head, wc with low level flush, wash hand basin with vanity unit beneath, chrome heated towel rail, vanity unit with mirror.

### **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.

### **Lease and Maintenance Details**

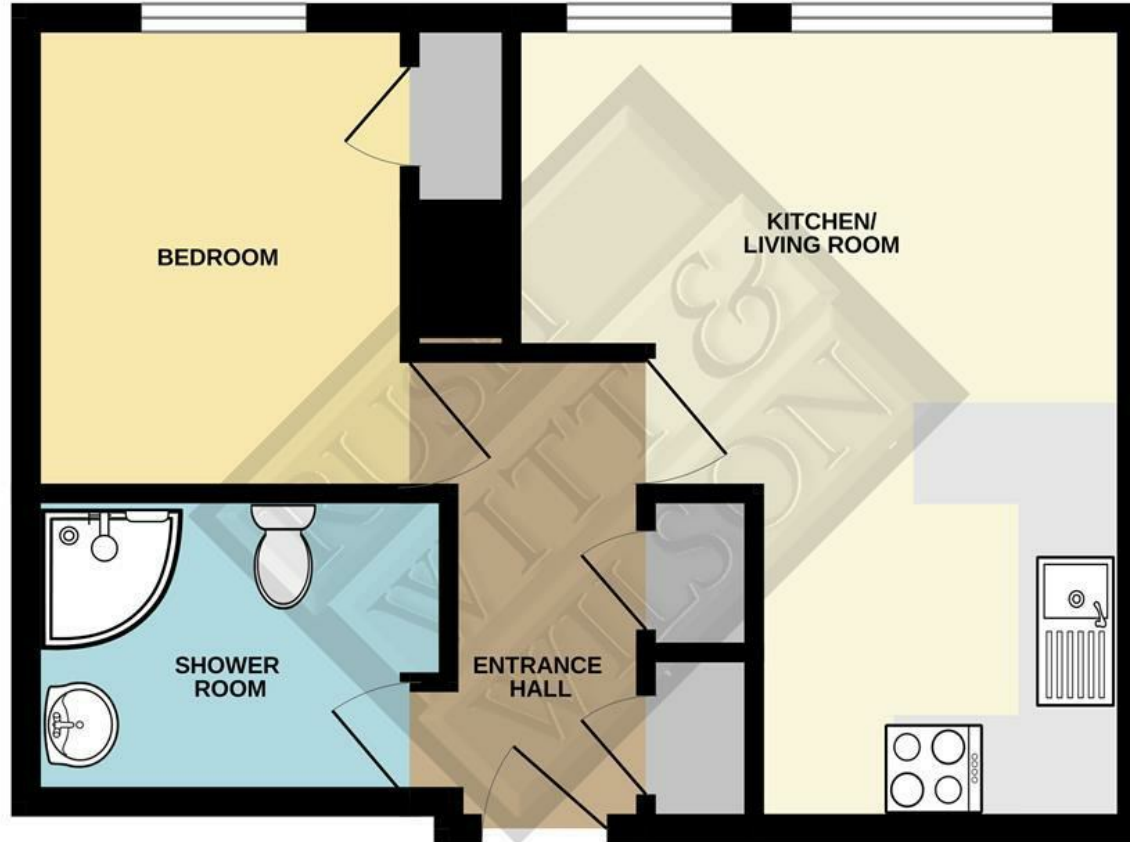
Leasehold, 155 years remaining on the lease, service charge £3950 p/a, ground rent £150 p/a, water charge £200 p/a

### **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.

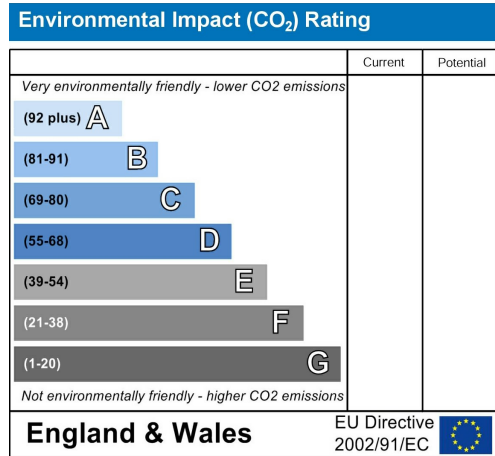
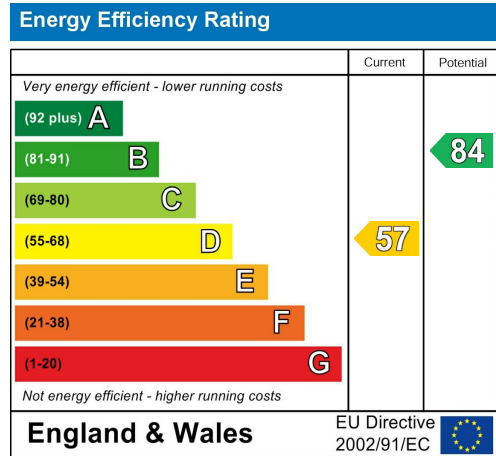
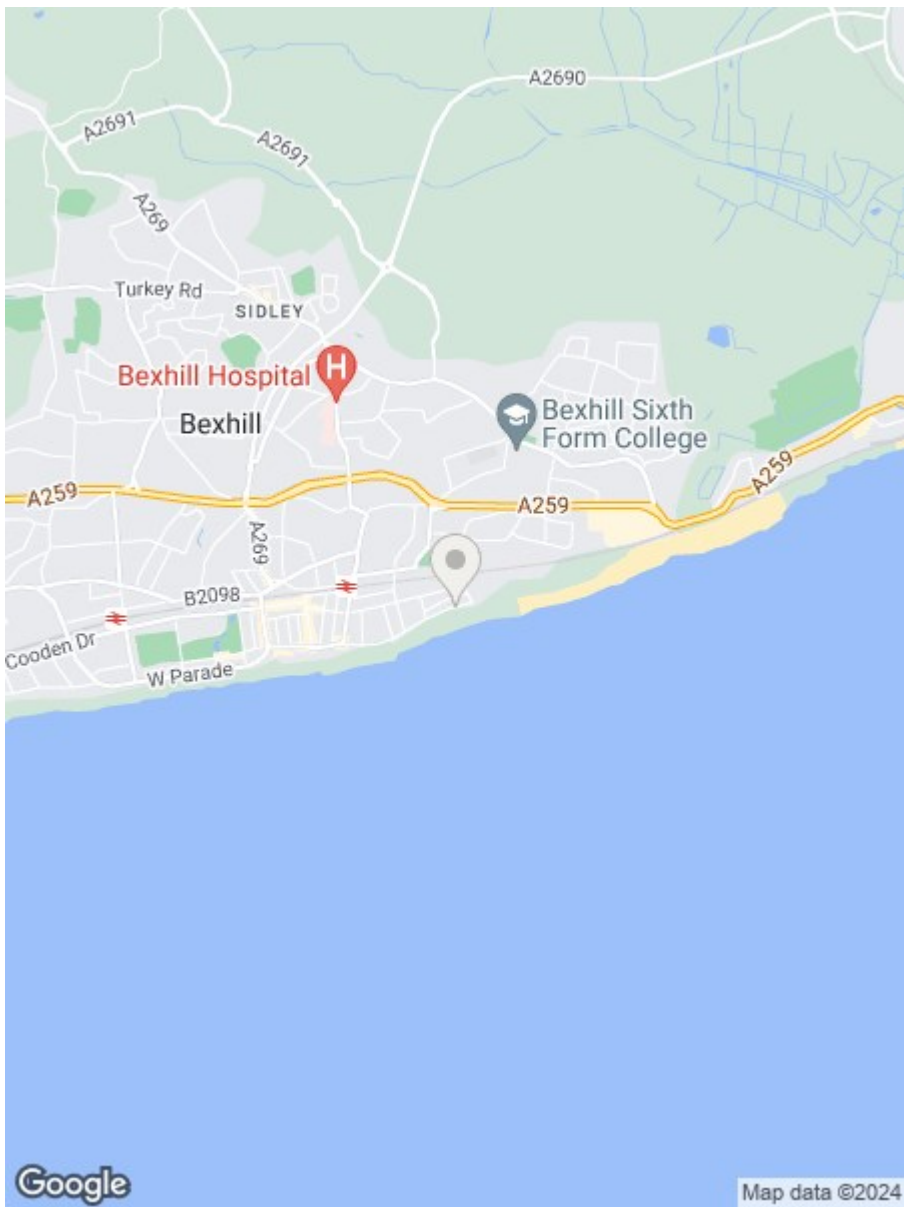


GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 348 sq.ft. (32.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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