RUSH WITT & WILSON

Penthouse 37 Park Road, Bexhill-On-Sea, East Sussex TN39 3HX
Guide Price £650,000

A very special stunning three bedroom Penthouse apartment with panoramic sea views has become available, planning permission has also been granted to develop a full size roof terrace RR/2020/1247/P! The property also comes with the freehold of the building, two reception rooms, located on the beautiful West Parade Bexhill, minuets away form Egerton park and Bexhill town centre, two private parking spaces are available, driveway and large garage, south facing and westerly facing balconies, two bathrooms and en-suite to master bedroom, kitchen/ breakfast room complete with granite worktops, presented to an exceptional standard, upvc double glazed windows and doors, gas central heating system, spacious grand hallway. Viewing is considered essential by RWW sole agents.

Communal Entrance Hall
With entry-phone system with stairs leading to the top floor.

Private Entrance Lobby
With entrance door opening to:

Private Entrance Hallway
Window to a westerly elevation, double radiator, storage area.

Private stairway to the top floor with window to side elevation.

Main Hall
Built-in storage cupboard, two double radiators, large skylight, large built-in airing cupboard with radiator and space for tumble dryer, open plan office area leading to door giving access to the west balcony.

Balcony
With fabulous views of the South Downs and Beachy Head, with modern composite decking.

Living Room
21'4 x 19'4 (6.50m x 5.89m)
Panoramic views over towards the Eastbourne Beachy Head area and lovely big bay window with door leading to secondary balcony with stunning views of the English Channel and modern composite decking. Two double radiator. Open plan into:

Dining Room
17'8 x 10'5 (5.38m x 3.18m)
Patio doors leading out to balcony with stunning views of the English Channel, double radiator.

Kitchen/Breakfast Room
15'7 x 12'3 (4.75m x 3.73m)
Refitted luxury kitchen/breakfast room with a combination of base and wall units with granite worktops, single drainer enamel sink unit, window to the rear elevation, vertical radiator, American style fridge/freezer, fitted AEG oven and grill with induction hob, glass splash-back, brush stainless steel extractor canopy and light, built-in dishwasher, built-in washing machine. Concealed lighting, seating area for table and chairs and LED lighting on the skirting boards.

Bedroom One
20'4 x 12'8 (6.20m x 3.86m)
Bay window overlooking the English Channel with stunning views towards Beachy Head and yonder, double radiator and built-in wardrobe cupboards.

En-Suite
Comprising w.c. with low level flush, wall mounted wash hand basin with vanity unit, half height wall panels, chrome heated towel rail.

Bedroom Two
13'8 x 13'5 (4.17m x 4.09m)
Window to the westerly elevation with stunning views towards Beachy Head, double radiator.

Bedroom Three
16'7 x 10' (5.05m x 3.05m)
Window to the westerly elevation with stunning views of the English Channel, double radiator.

Bathroom
Re-fitted modern suite comprising shower/bath with chrome hand shower attachment and controls and shower screen, chrome heated towel rail, half height wall tiling, w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, window to rear elevation.

Shower Room
Modern walk in shower room, fitted vanity mirror, chrome heated towel rail.

Outside
Outside you have Bexhills famous seafront promenade.

Large Single Garage En-Bloc
20'0" x 10'9" (6.10 x 3.28)
With up and over door, obscured glazed window to the side elevation, additional parking space in front.

Private Off Road Parking
This is located to the side of the property allocated to the penthouse apartment.

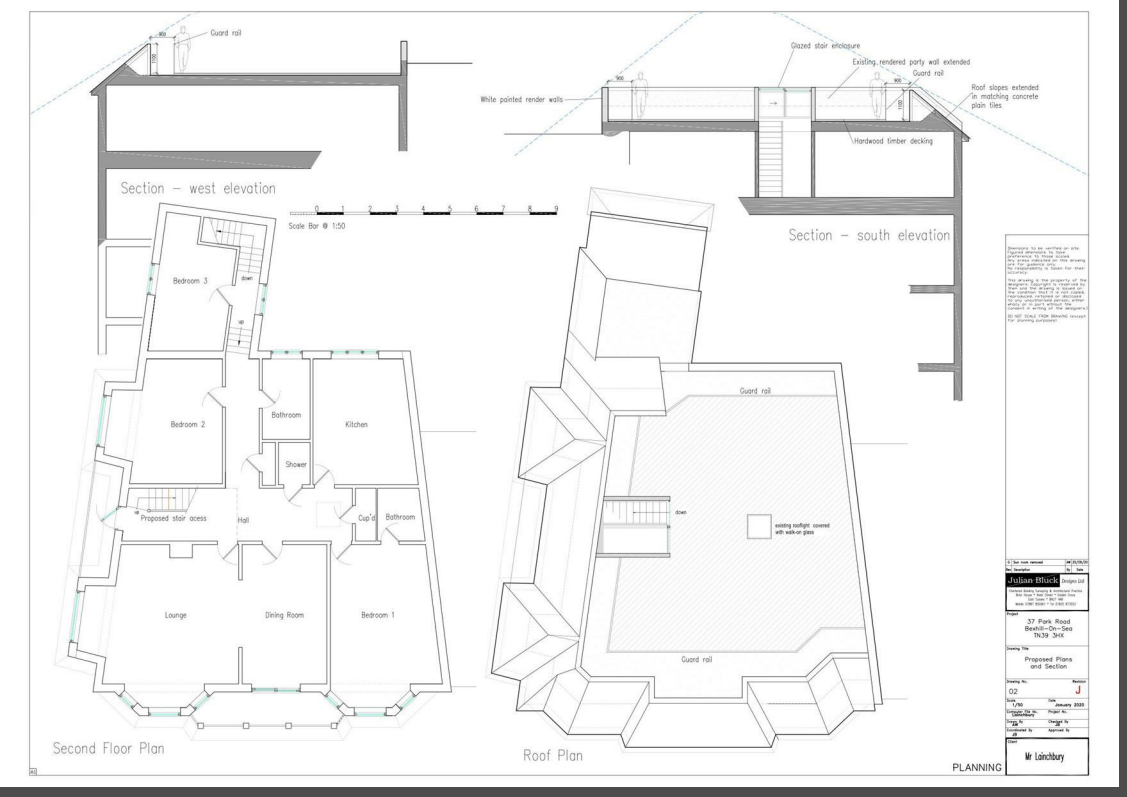
Planning Permission Details
https://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2020/1247/P&from=planningSearch

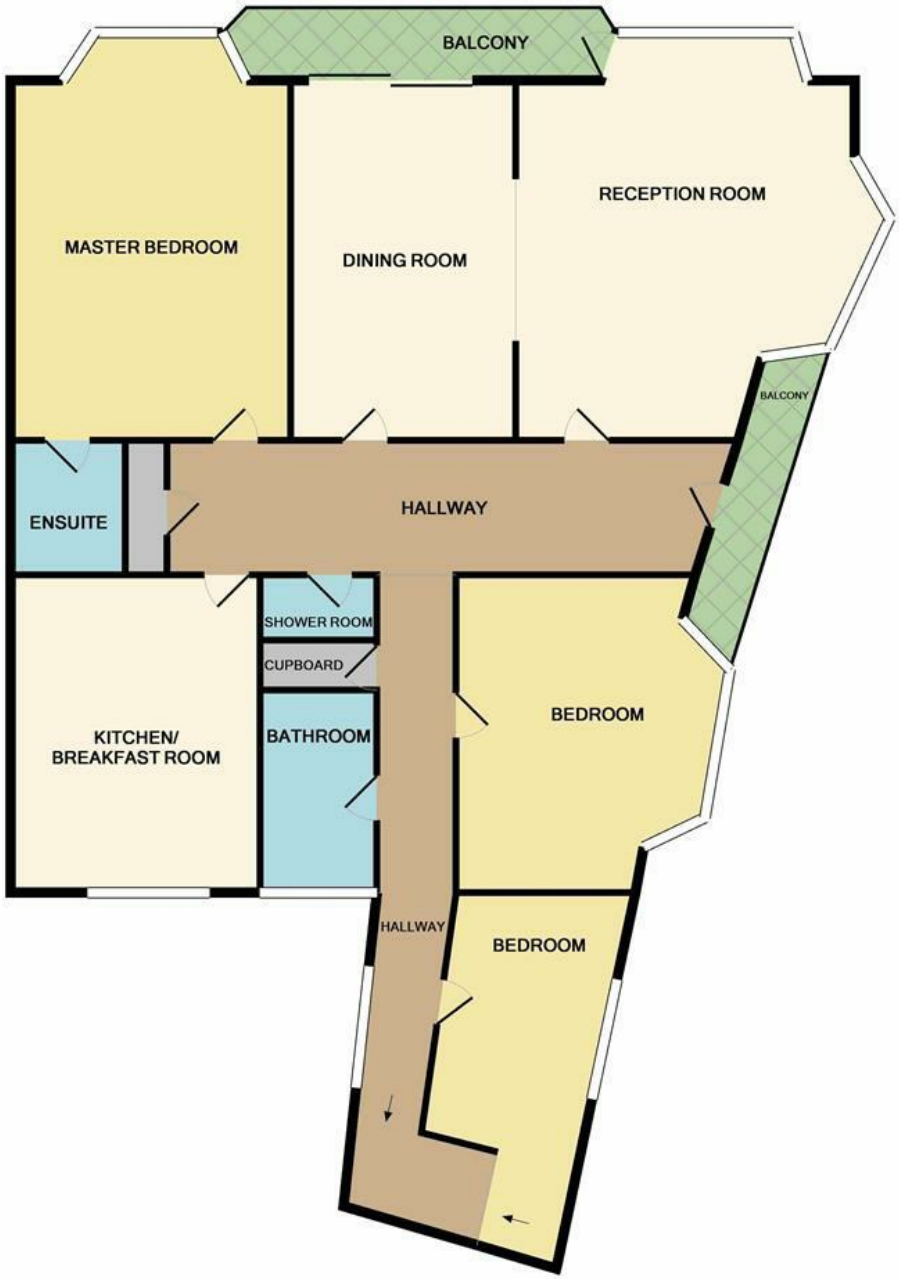
RR/2020/1247/P Proposed roof terrace and associated roof alterations.
Location 37 Park Road - Flat 2, The Penthouse, Bexhill TN39 3HX
Parish BEXHILL
Case Officer Mrs M Taylor
Received 29-06-20
Validated 29-06-20
Decision By 23-12-20
Comment By 10-09-20
Decided 23-12-20
Agent Town & Country Planning Solutions Sandhills Farmhouse Bodle Street Green Hailsham BN27 4QU

Maintenance Details
The flat is being sold with the Freehold for the building, service charge is approximately £1,575 per annum. This is a Leasehold 900 years remaining.

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.

There is currently planning permission granted to create a unique and large private roof terrace to the building that will benefit from stunning and impressive panoramic sea views, from the De La Warr greens across to Beechy Head, more information is available on request.


Guard rail
Glazed stair enclosure
Existing rendered party wall extended
Guard rail
White painted render walls
Roof slopes extended in matching concrete plain tiles
Hardwood timber decking
Section – west elevation
Scale Bar @ 1:50
Section – south elevation
Bedroom 3
down
Bedroom 2
Bathroom
Kitchen
Shower
Proposed stair acess
Hall
Cup'd
Bathroom
Lounge
Dining Room
Bedroom 1
Guard rail
down
existing rooflight covered with walk-on glass
Guard rail
Second Floor Plan
Roof Plan
PLANNING
Julian Bluck Designs Ltd
37 Park Road
Bexhill-On-Sea
TN39 3HX
Proposed Plans and Section
02
J
1/50
January 2020
Mr Lainchbury



TOTAL APPROX. FLOOR AREA 1583 SQ.FT. (147.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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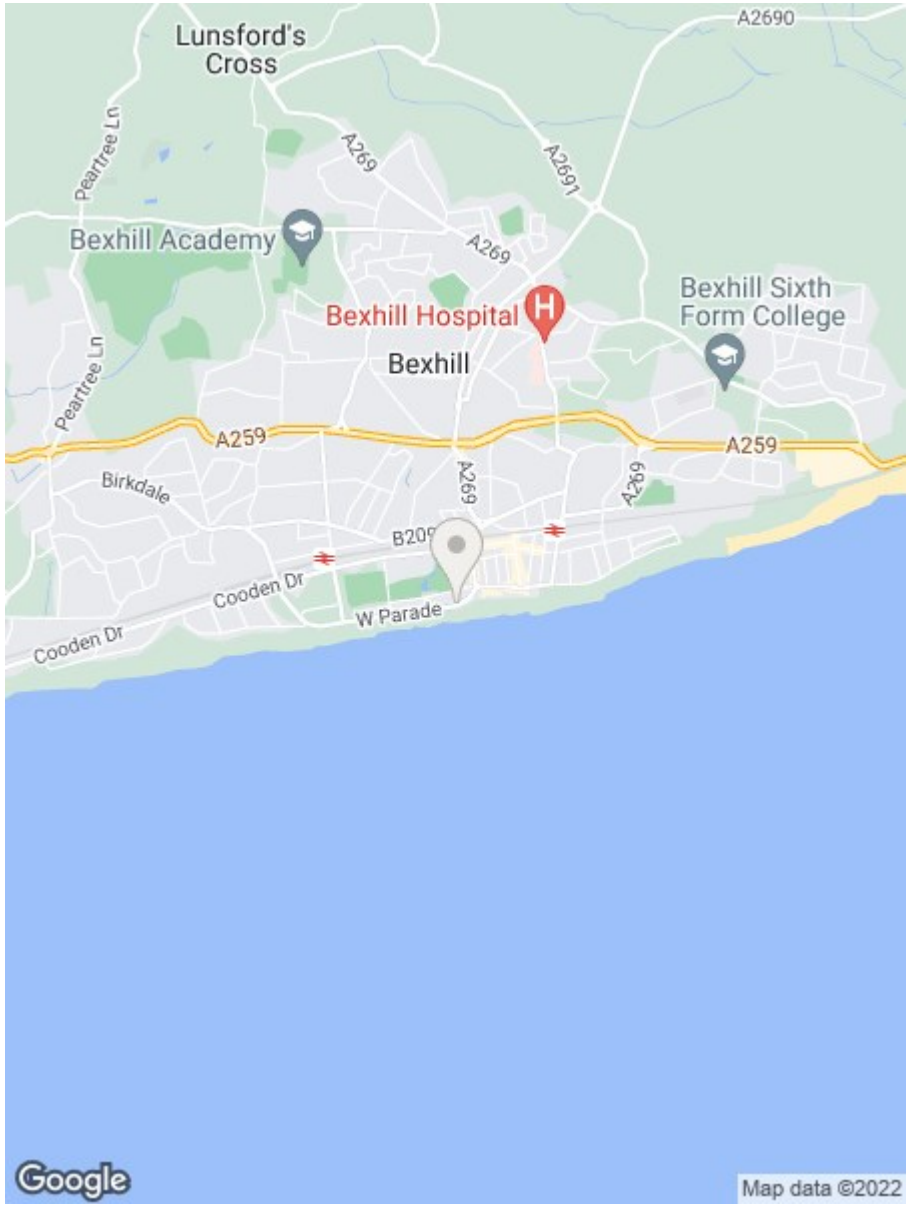

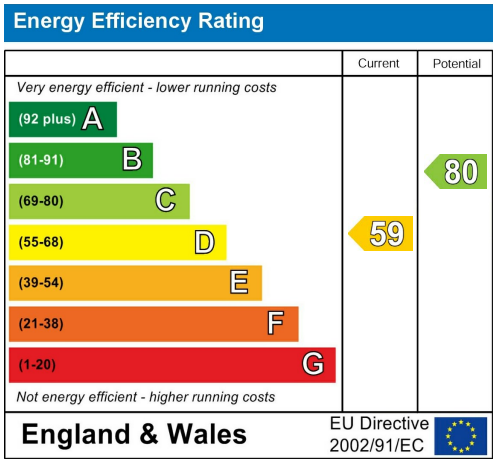

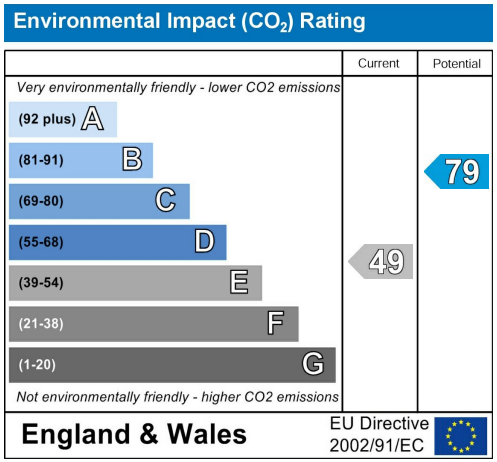

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The Property Ombudsman

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