RUSH WITT & WILSON

11a The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS
Offers In Excess Of £70,000

An opportunity to acquire this comfortable ground floor retirement flat, ideally located in this highly sought after seafront grand building. Having been modernised throughout to an good standard the property comprises spacious lounge/diner, stunning modern fitted kitchen built-in appliances, modern fitted shower room and large double bedroom with built in wardrobes, additional facilities of communal lounge with library, newly refurbished guest suite, laundrette and on site manager. Viewing comes highly recommended by RWW Bexhill sole agents to appreciate this convenient flat in this beautiful historic building.

Communal Entrance Hallway
With entry phone system, communal lounge area.

Private Entrance Hallway
With assistance pull cord, entry phone.

Living Room
16'7 x 10'11 (5.05m x 3.33m)
Three windows to the rear elevation, serving hatch through from kitchen.

Kitchen
9'10 x 9'3 (3.00m x 2.82m)
Modern fitted kitchen comprising a range of base and wall units with laminate, granite effect worktops, induction hob with brushed stainless steel extractor canopy and light, integrated dishwasher, one and half bowl single drainer sink unit with mixer tap, built in AEG double oven and grill, built in fridge and freezer.

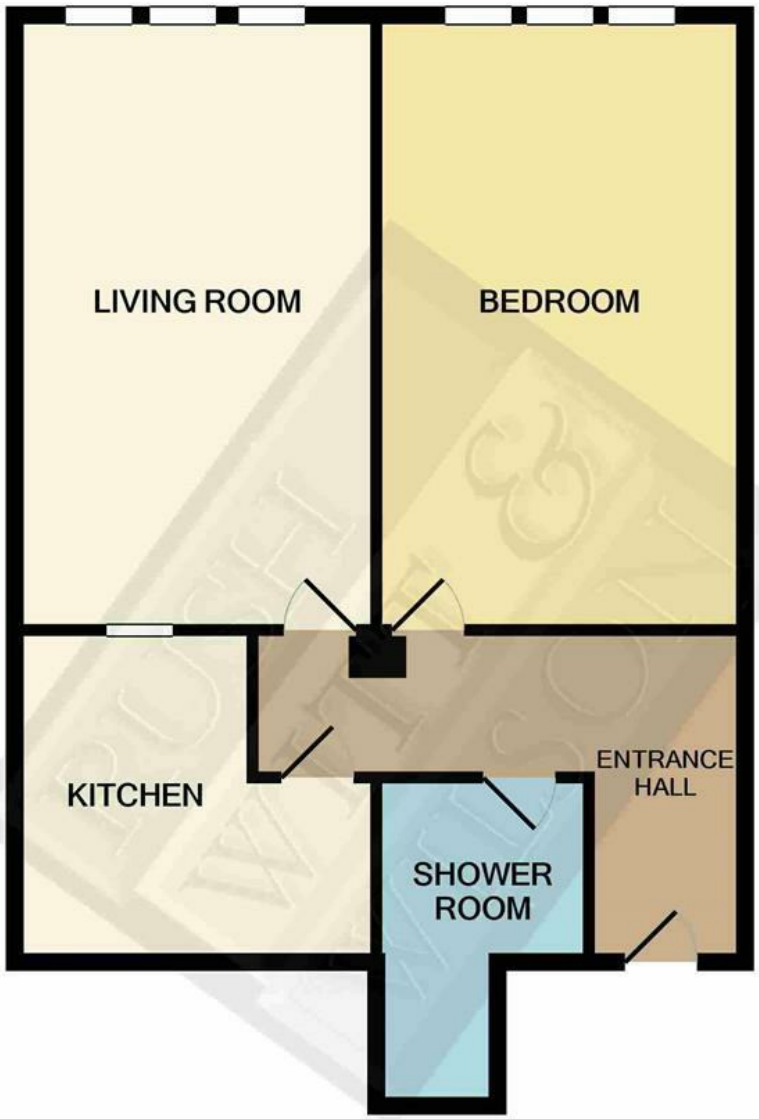
Bedroom
16'8 x 10' (5.08m x 3.05m)
Windows overlook the rear elevation, fitted wardrobe cupboard.

Bathroom
Modern suite comprising walk in shower with chrome controls and wall mounted electric shower unit, wc with low level flush, inset wash hand basin with vanity unit beneath, partly tiled walls, wall mounted chrome electric towel rail.

Communal Facilities
Communal lounge with library, newly refurbished guest suite, laundrette and on site manager.

Maintenance and Lease
67 Years Remaining on the Lease, Maintenance is £3250 p/a, Ground Rent £75 paid half yearly, Water bill is £50 per quarter.

Agent 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.



TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.1 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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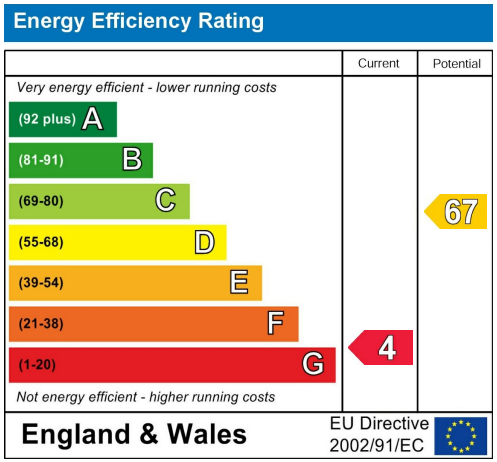

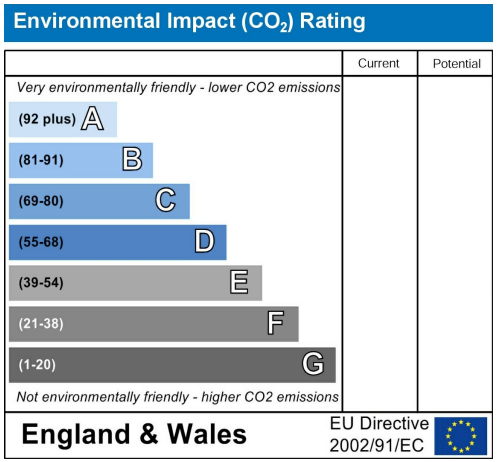

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk