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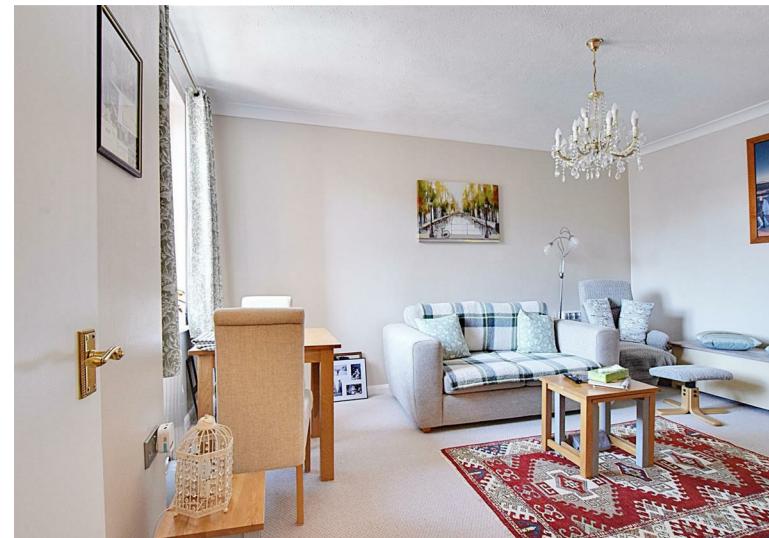


**34, The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS
£85,000**

A beautifully presented and extensively refurbished one bedroom retirement flat for over 50's only, situated on the second floor, with westerly elevation sea views, of the iconic Sackville apartments building. Internally the property comprises newly refitted kitchen, living room and modern bathroom. Other internal benefits include double glazed windows and doors, modern electric radiator heating and comes with 153 years remaining on the lease. The building benefits from other facilities such as large communal lounge with social events and bar, concierge, guest suite, laundry facilities and access into the popular 'Sackville Bistro'. Ideally situated in this iconic seafront block with easy access to Bexhill town centre, Bexhill Seafront and Bexhill Rail station. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Sackville Hotel, Bexhill



Communal Entrance Foyer

Stairs or lift to the second floor with communal lounge area.

Private Entrance Hallway

Entrance door, entry-phone system.

Living Room

15' x 11'4 (4.57m x 3.45m)

Window overlooks the westerly elevation, modern electric radiator.

Kitchen

10'7 x 5'8 (3.23m x 1.73m)

Window overlooks the westerly elevation with sea views, a brand new fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, integrated oven and grill, electric hob with extractor canopy and light, space for fridge/freezer, wall mounted electric radiator.

Bedroom

13'7 x 6'10 (4.14m x 2.08m)

Window to the westerly elevation with sea views, wall mounted electric radiator, built-in wardrobe cupboard.

Bathroom

A modern suite comprising low level wc, wall mounted wash hand basin with vanity unit beneath, part tiled walls, panel enclosed bath with wall mounted electric shower controls, shower head, chrome heated towel rail.

Communal Facilities

The building benefits from other facilities such as, large communal lounge with social events and bar, concierge, guest suite, laundry facilities and access into the popular 'Sackville Bistro'. Ideally situated in this iconic seafront block with easy access to Bexhill town centre, Bexhill Seafront and Bexhill Rail station.

Tenure**Lease & Maintenance**

The flat is Leasehold with 189 years from 1989 which leaves 153 years remaining, ground rent is £150 per annum, service charge is £4,150 per annum and water charge is £200 per annum. Please note service charges and ground rent can be paid by monthly instalment's at a cost of £358.33.

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.
- 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>**

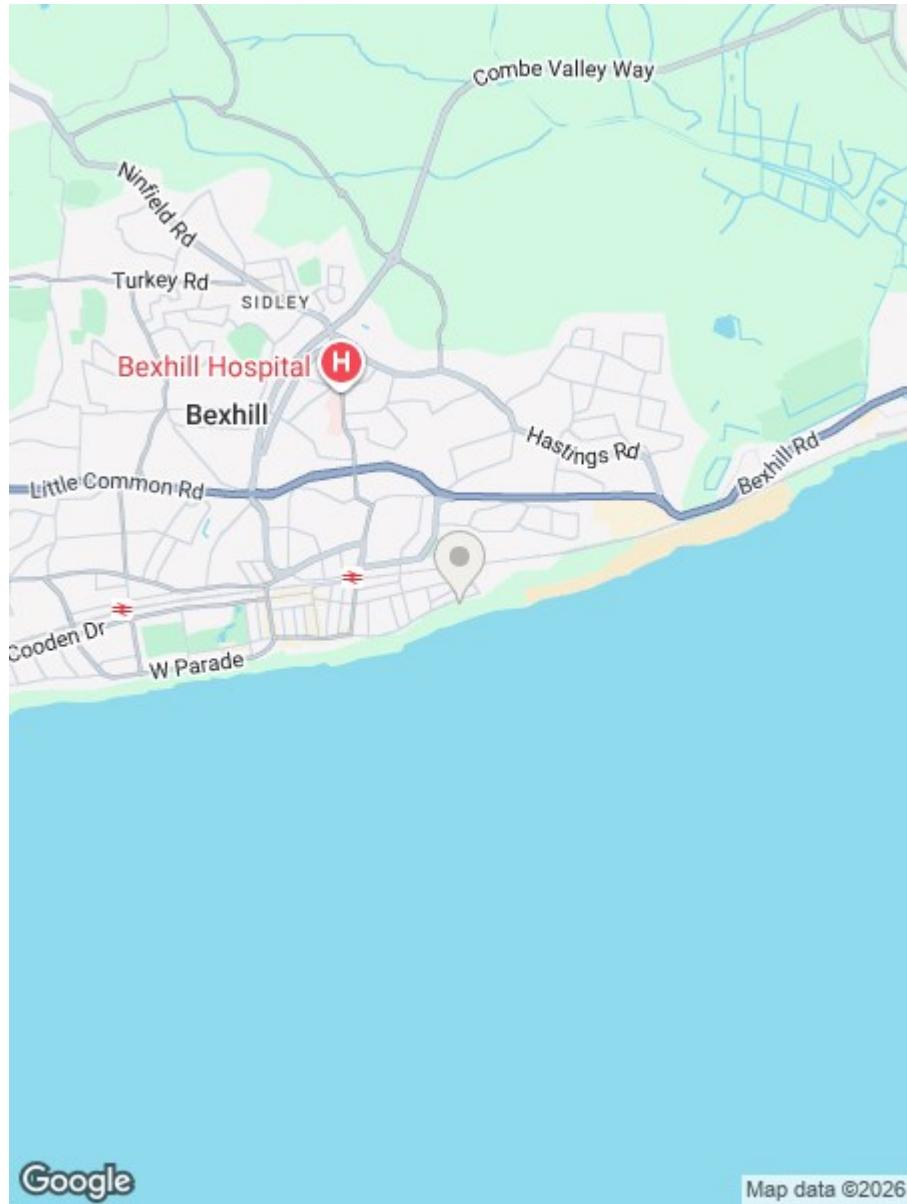
Agents Note



FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.3 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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**RUSH
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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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