

**RUSH  
WITT &  
WILSON**



**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.**



**Commuanal 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.

**Agents Note**

**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.

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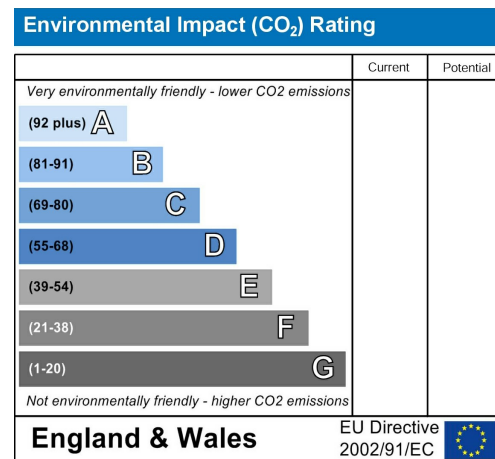
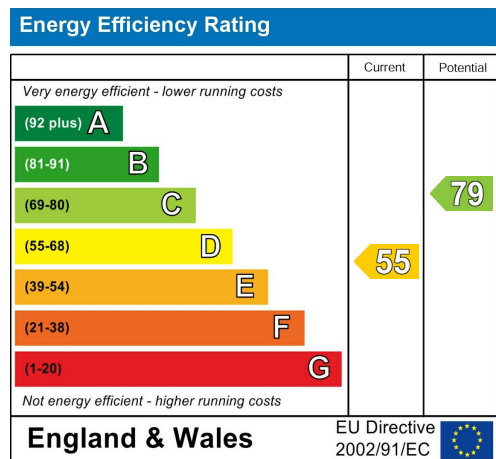
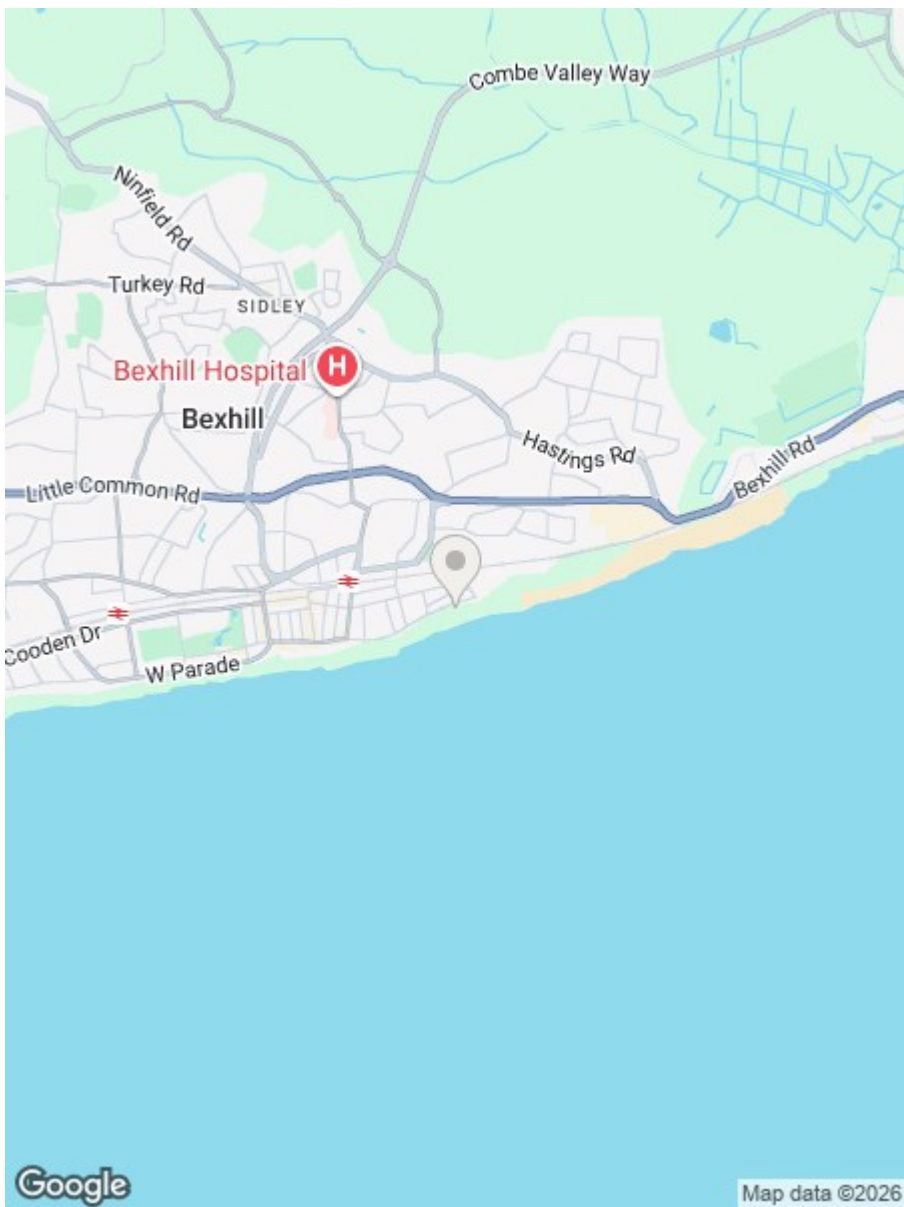


FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



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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