16 St Thomas West Parade, Bexhill-On-Sea, East Sussex TN39 3YA
£480,000

A rare opportunity to acquire this large and exceptionally well presented seafront facing, double balcony, three bedroom, purpose built apartment in the highly sought after West Indies blocks. Offering bright and spacious accommodation throughout, the property comprises lounge through to dining room, both providing access to separate south facing balconies offering stunning panoramic sea views, modern fitted kitchen with built in appliances, three bedrooms, modern fitted shower room and a separate wc. Other internal benefits include modern thermostatic electric radiators, double glazed windows and ample storage space throughout. Externally the property boasts beautifully maintained gardens that surround the building, a residents carpark and a single garage en-bloc. Conveniently Situated directly onto Bexhill's picturesque seafront, within easy walking distance of Bexhill town centre with its wide range of amenities, Bexhill mainline rail station and Collington Station both with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning third floor apartment in this this highly popular block built by R.A Larkin. COUNCIL TAX BAND E..

Communal Entrance Hall
Communal entrance door with entry-phone system leading to communal hallways, lift and stair access to all floors.

Private Hallway
Internal front door leading to large hallway, comprising one modern thermostatic electric radiator, large built in storage cupboard with a range of hanging space, shelving and providing ample storage space.

Lounge
17'1" x 12'9" (5.23 x 3.89)
Double aspect, double glazed windows to the side and front elevation with a double glazed sliding patio door giving access onto the south facing balcony, all benefitting from stunning sea views, one modern thermostatic electric radiator, open archway leading through to the dining room.

Balcony One
24'1" x 4'0" (7.35 x 1.24)
A stunning large balcony offering panoramic sea views all the way across to Beachy Head.

Dining Room
13'6" x 10'9" (4.14 x 3.30)
Double glazed window to the front elevation with stunning sea views, double glazed door to the side elevation giving access onto the second south facing balcony again with panoramic sea views, one modern thermostatic electric radiator, open archway back through to lounge.

Balcony Two
10'4" x 4'7" (3.16 x 1.40)
Stunning south facing balcony with sea views.

Kitchen
15'5" x 8'0" (4.71 x 2.45)
Double glazed window to the side elevation benefiting from sea views, one electric radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated microwave, worktop mounted electric hob with fitted extractor hood above, integrated dishwasher, integrated washing machine, stainless steel single sink with drainer and mixer tap, integrated eye level electric double oven and grill, integrated fridge/freezer, integrated under counter fridge, part tiled walls.

Bedroom One
19'1" x 10'8" (5.84 x 3.27)
Double glazed window to the front elevation with direct south facing sea views, one modern thermostatic electric radiator, large fitted wardrobes with a range of hanging space, shelving and storage cupboards above.

Bedroom Two
16'4" x 11'2" (5.00 x 3.42)
Double glazed window to the side elevation with sea views looking across to Beachy Head, one modern thermostatic eclectic radiator, fitted wardrobes with a range of hanging space and shelving.

Bedroom Three
11'10" x 8'2" (3.62 x 2.50)
Double glazed window to the side elevation with sea views towards Beachy Head, one modern thermostatic electric radiator.

Shower Room
Wall mounted heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboard and drawers beneath, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, additional bathroom storage, tiled walls, extractor fan.

Separate WC
Obscured double glazed window to the side elevation, low level wc, wash hand basin with mixer tap and fitted cupboards beneath, tiled walls.

Outside

Communal Gardens
Beautifully maintained communal gardens surrounding the building.

Parking
Residents carpark

Garage En-Bloc
Single garage en-bloc with electric up and over door, light and power.

Maintenance And Lease
Share Of Freehold, Lease is approximately 999 years remaining from 1970's, Service charge is approximately £2500 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
1351 sq.ft. (125.5 sq.m.) approx.

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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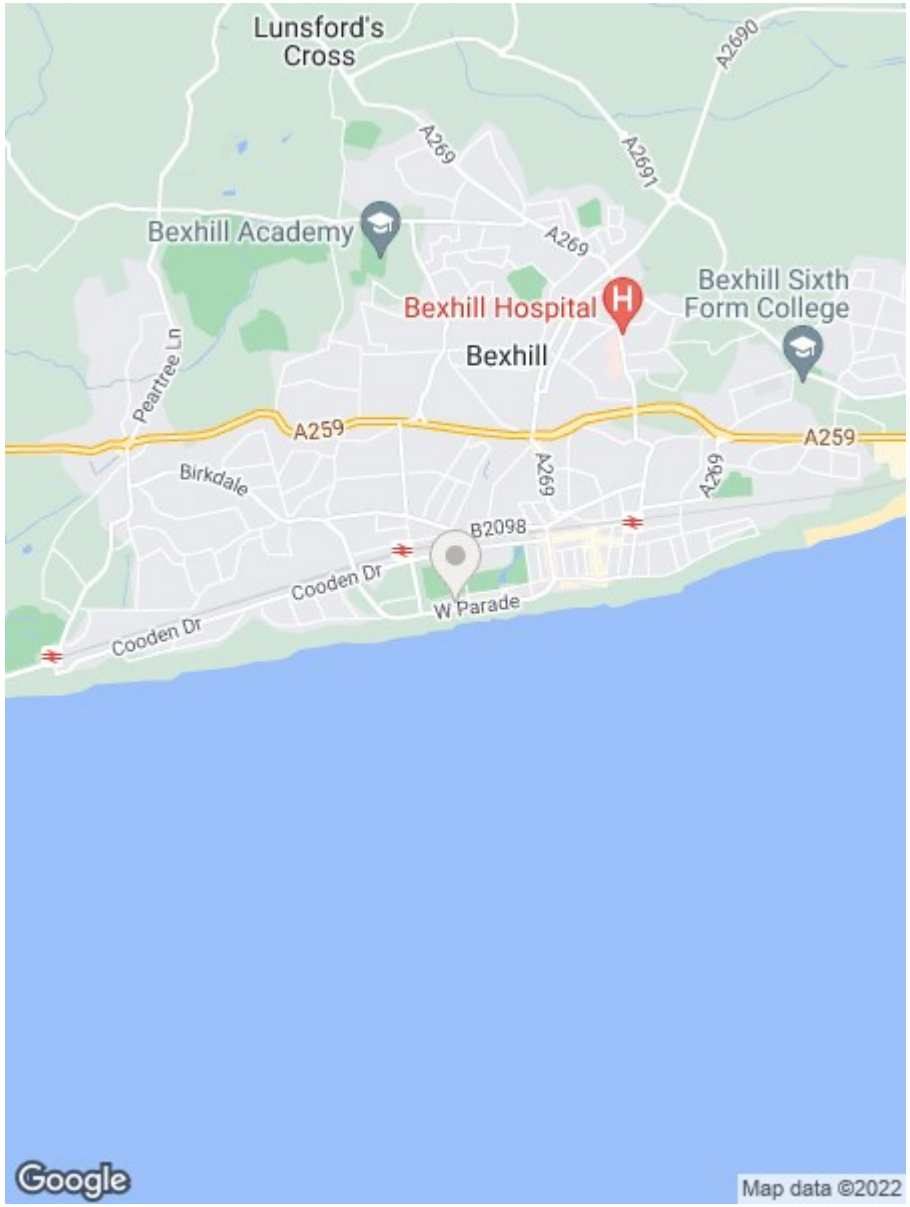

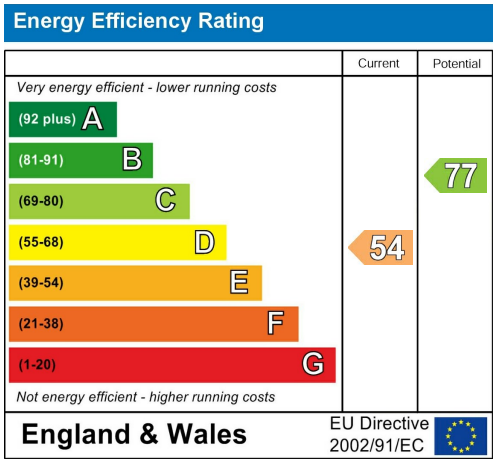

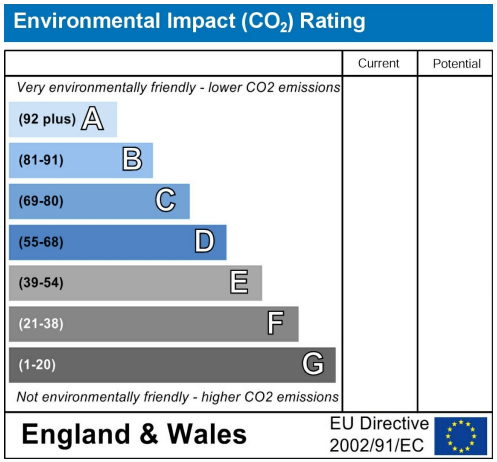

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