

**RUSH  
WITT &  
WILSON**



**53 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL  
£110,000**

**An opportunity to acquire this immaculately presented one bedroom, fourth floor retirement flat, ideally located on Bexhill seafront with stunning sea views. Having been modernised by the current vendor to an exceptionally high standard the property comprises, lounge with access to balcony offering spectacular sea views, fitted kitchen/breakfast room, double bedroom with built in wardrobe and a recently fitted shower room. Ideally located on Bexhill seafront in this highly sought after retirement block the property further offers an in-house manager, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge, laundry room and guest suite. Viewing comes highly recommended by RWW Bexhill to appreciate this exceptional retirement flat in this stunning seafront location.**



**Communal Entrance Hall**

Communal entrance leading to communal lounge/lobby, flat in located on the forth floor, stairs and lifts to floors, timber internal front door leading to hallway.

**Hallway**

With large storage cupboard with fitted shelving, water tank, electric consumer unit and electric meter, access to loft space.

**Lounge**

16'8" x 10'6" (5.09 x 3.22)

Double glazed windows and door to side elevation giving access to the balcony which offer stunning sea views across the green and Galley Hill, one electric heater, open archway leading through to kitchen.

**Kitchen**

7'2" x 5'4" (2.19 x 1.65)

Fitted kitchen with a range of matching wall and base level units with roll edge laminate worktop surfaces, stainless steel single sink with drainer and mixer tap, space for free standing fridge freezer, space for free standing cooker, breakfast bar, tiled walls, recessed ceiling spotlights.

**Bedroom**

12'0" x 9'0" (3.68 x 2.75)

Double glazed window to side elevation with stunning sea views, fitted wardrobe with hanging space and shelving, one electric heater, wall mounted up-lighter.

**Shower Room**

Recently fitted modern shower room comprising walk in shower cubicle with wall mounted electric power shower and shower attachment, low level wc , vanity unit with wash hand basin, mixer tap and storage cupboard beneath, fitted bathroom mirror with lighting and storage cupboard, extractor fan, wall mounted electric heater, tiled walls.

**Communal Facilities**

In-house manager, over 60's retirement complex, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge and laundry room, guest suite.

**Maintenance And Lease**

TBC

**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.

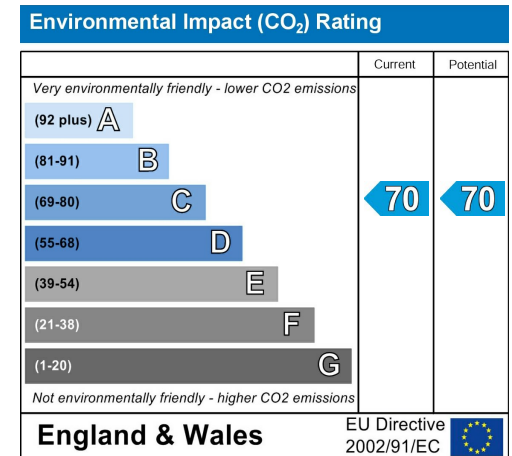
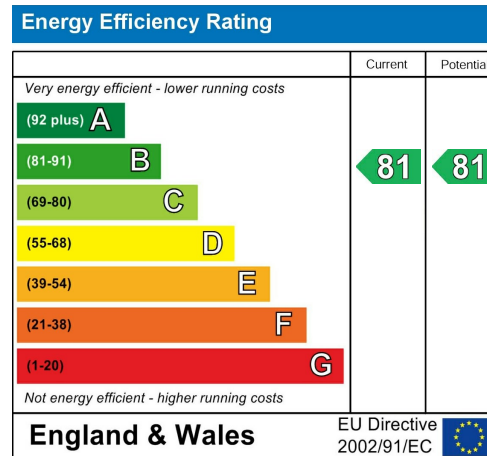




TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 SQ.M.)

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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