RUSH WITT & WILSON

7 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL
Guide Price £112,000

A rare opportunity to acquire this one bedroom ground floor retirement flat with direct access onto private patio, ideally located in this sought after seafront block. Offering bright and spacious accommodation throughout the property comprises lounge/diner with access onto the patio, fitted kitchen, large double bedroom with built in wardrobe and fitted shower room. Other benefits include double glazed windows, a large storage cupboard and facilities such as a communal lounge, laundrette, guest suite and on site manager. Externally, the property boasts its own private patio area with views across Galley hill to the sea leading onto the large and well maintained communal gardens surrounding the building. Ideally situated on Bexhills picturesque seafront while still only being approximately 0.5 miles to Bexhill town centre with its wide range of amenities and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this spacious apartment in this popular location. Council Tax Band B.

Communal Entrance
Communal entrance door with entry-phone system leading to the communal hallways and lounge. Flat is located on the ground floor.

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.

Private Entrance Hall
Internal front door leading to the hallway, large storage cupboard with water tank, slatted shelving, electric consumer unit, electric meter and ample storage space.

Lounge/Diner
16'8" x 10'6" (5.10 x 3.22)
Double glazed windows and door to the side elevation, giving direct access out to private patio with views across Galley Hill to the sea, modern electric storage heater, open archway through to the kitchen.

Kitchen
7'4" x 5'5" (2.25 x 1.66)
Fitted kitchen with a range of matching wall and level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, space for freestanding fridge/freezer, space for freestanding cooker, part tiled walls, extractor fan, under cabinet lighting.

Bedroom
12'0" x 8'11" (3.66 x 2.74)
Double glazed window to the side elevation, electric storage heater, fitted wardrobes with hanging space and shelving.

Shower Room
Heated chrome towel rail, vanity unit with wash hand basin and storage cupboard beneath, low level wc, large walk in shower cubicle with wall mounted electric power shower and shower attachment, fully tiled walls, extractor fan, bathroom heater.

Outside

Private Patio Area
With views across Galley hill to the sea, leading onto the large communal gardens.

Communal Gardens
Running down the side of the property to the rear, mainly laid to lawn with mature plants and shrubs.

Lease and Maintenance
Leasehold with 62 years remaining on the lease, Service Charge is approximately £2400 p/a paid in two instalments, Ground rent is approximately £635 p/a paid in two instalments.

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
422 sq.ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA : 422 sq.ft. (39.2 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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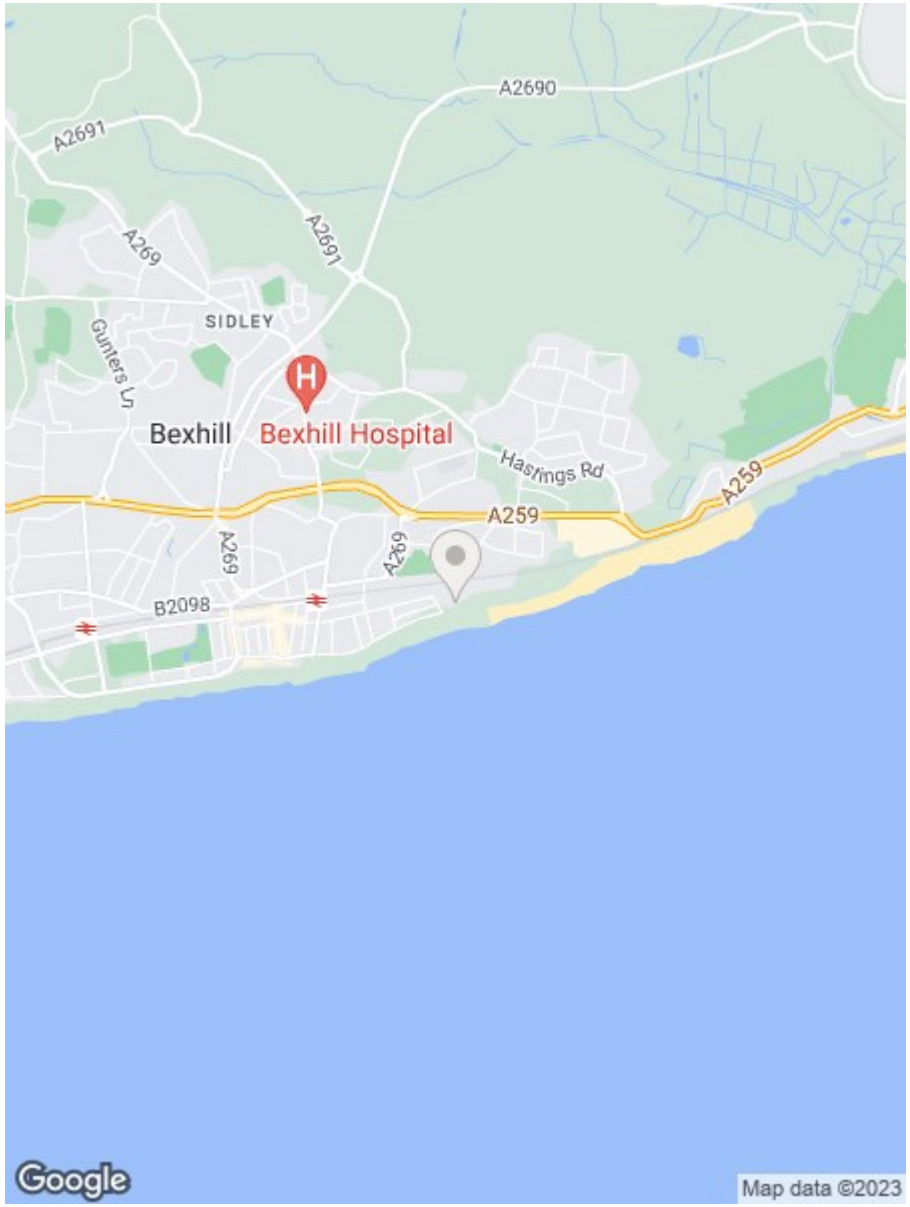

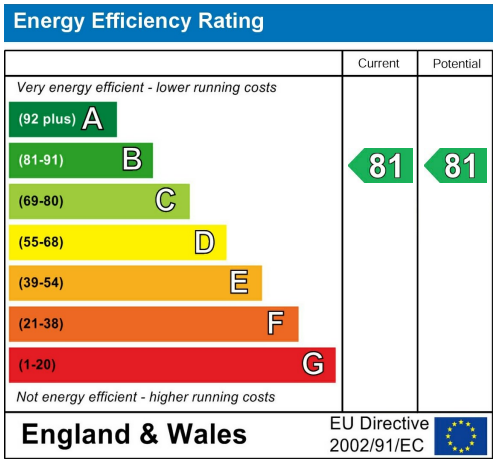

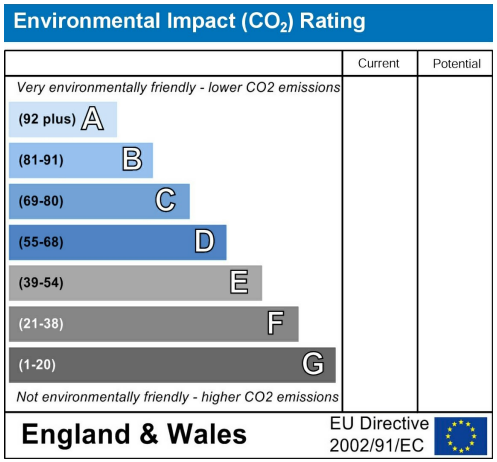

RUSH WITT & WILSON

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