RUSH WITT & WILSON

3 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL
£105,000

One bedroom seafront retirement flat situated on the ground floor, living room/ dining room with little outside private patio area to the rear overlooking beautiful communal rear gardens, kitchen, bathroom, double bedroom with built-in wardrobe, night storage heating, double glazed windows and doors, entry phone system, seafront location, in-house manager, over 60's retirement complex, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge and laundry room, VACANT POSSESSION. Viewing is highly recommended by RWW sole agents. Council Tax Band B.

Communal Entrance Hallway
With communal lounge and hall way

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.

Entrance Hall
With entrance door, large built-in storage cupboard, pull cord system, entry phone system.

Living Room
12'2" x 14'6" (3.71 x 4.42)
Door and window leading out to patio area with views and seating area joining the communal gardens, wall mounted night storage heater, airing cupboard with slatted shelving.

Kithchen
Newly fitted kitchen comprising wall and base level units, laminate wood block worktop, single drainer sink with mixer tap, space for cooker and hob

Bedroom One
18'7" x 8'7" (5.67 x 2.62)
Window to rear elevation, wall mounted heater, built in wardrobe cupboards

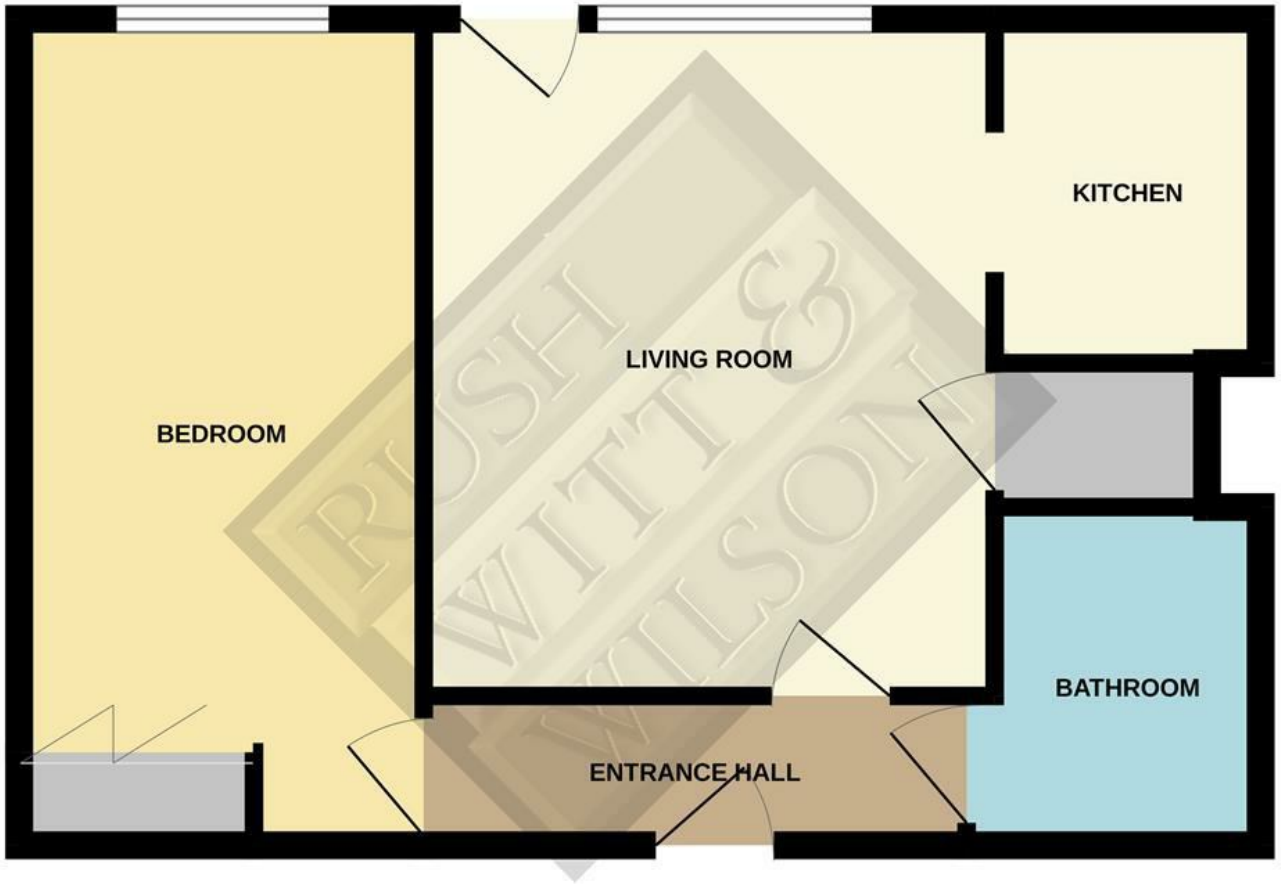
Bathroom
Newly fitted bathroom suite comprising W/C low level flush, wash hand basin, walk in shower cubicle with Aqualisa shower, attachment and shower controls

Lease & Maintenance
61 years remaining on lease, service charge is approximately £2400 p/a paid in two instalments, ground rent is approximately £635 p/a paid in two instalments.

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

Agents Notes
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
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 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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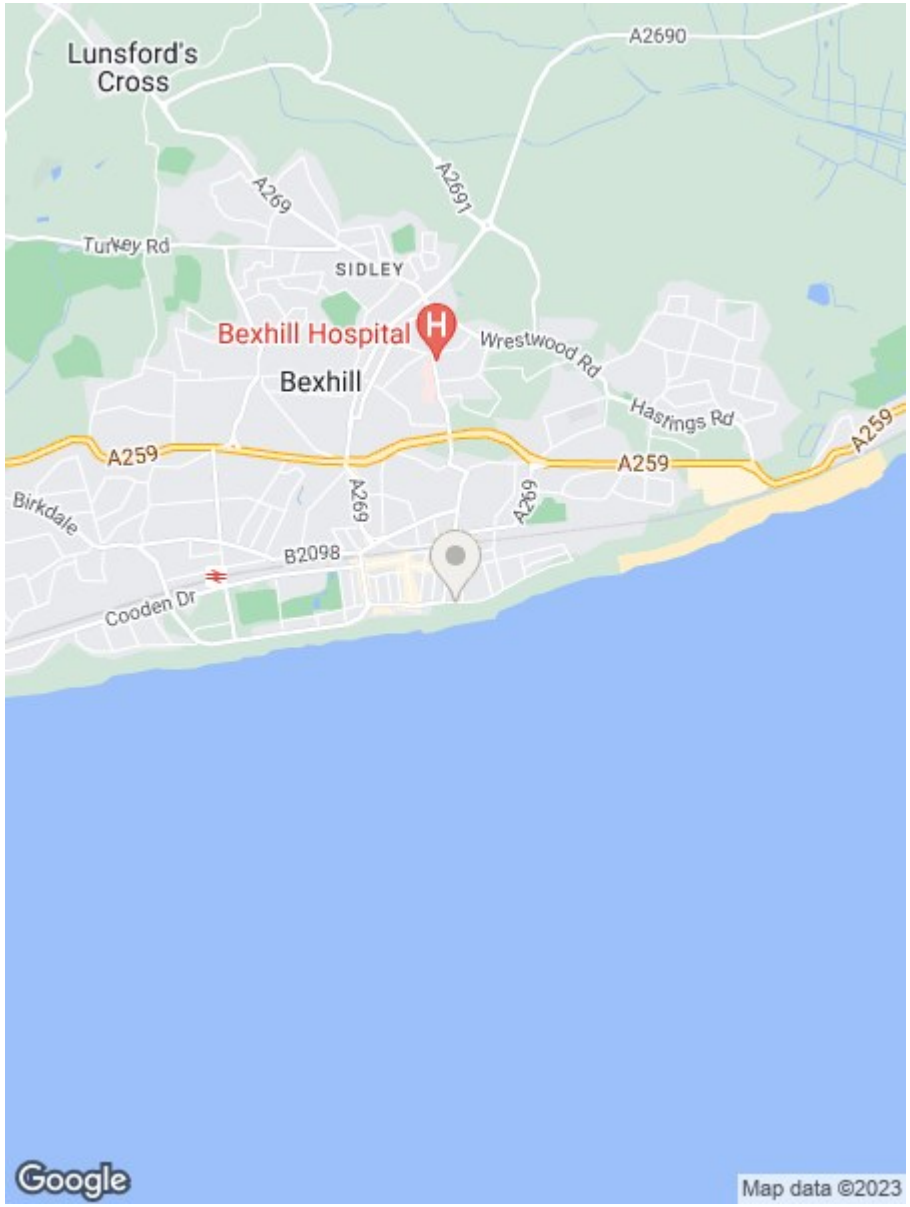

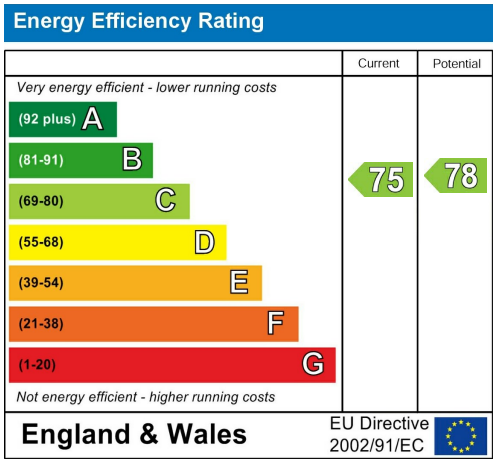

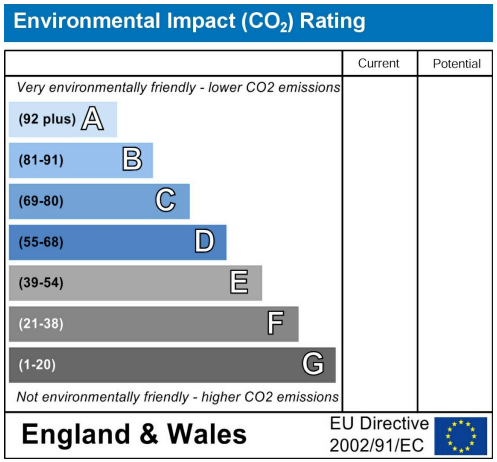

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