

**RUSH
WITT &
WILSON**



Flat 5 Barbados De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PJ
£285,000

An opportunity to acquire this exceptionally well presented two bedroom, first floor, purpose built apartment ideally located on Bexhill's picturesque seafront, with stunning sea views. Offering bright and spacious accommodation throughout, the property comprises lounge/diner, two bedrooms, both with high quality bespoke fitted bedroom furniture, modern fitted kitchen, modern fitted shower room and enclosed balcony/sunroom providing panoramic sea views all the way from Galley Hill to Beachy Head. Other internal benefits include modern pressurised electric radiator system and double glazed windows throughout. Externally the property offers a single garage en-bloc and well maintained communal gardens. Conveniently situated in this popular residential block on Bexhill seafront, boasting stunning sea views from all rooms, viewing comes highly recommended by RWW Bexhill to appreciate this apartment in this popular location. Offered with NO ONWARD CHAIN and SHARE OF FREEHOLD. Council Tax Band D.



Communal Entrance Hall

Communal entrance door, entry-phone system, stairs leading to first floor.

Entrance Hallway

Internal front door, radiator, built in storage cupboard with slatted shelving, additional storage cupboard with fitted shelving, hanging space and modern electric consumer unit.

Lounge/Diner

20'11" x 11'0" (6.39 x 3.37)

Double glazed bay widow to the front elevation, with stunning and direct sea views, bespoke fitted shutters, ornamental feature fireplace, radiator, door leading to enclose balcony.

Enclosed balcony/Sunroom

14'2" x 5'9" (4.34 x 1.77)

Radiator, large double glazed picture windows to the front elevation with stunning sea views reaching from Galley Hill across to Beachy Head, with modern bespoke fitted plantation shutters, glass panelled internal doors leading through to lounge and into bedroom one.

Kitchen

12'2" x 7'4" (3.73 x 2.25)

Double glazed internal windows looking through to the enclosed balcony/sunroom with views towards the sea, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated electric eye level double oven and grill, plumbing space for washing machine, space for tumble dryer, plumbing space for slimline dishwasher, stainless steel single sink with drainer and mixer tap, induction hob with fitted stainless steel extractor hood above, space for freestanding fridge/freezer, part tiled walls, cabinet spotlights, boiler cupboard housing the hot water boiler and pressurised tank.

Bedroom One

17'2" x 10'8" (5.25 x 3.26)

Double glazed window to the front elevation with sea views, fitted bespoke plantation shutters, radiator, large range of fitted bedroom furniture comprising bedside table and large wardrobe units comprising hanging space and shelving, additional built in wardrobe with hanging space and shelving.

Bedroom Two

12'5" x 8'0" (3.81 x 2.45)

Double glazed internal window looking through the sunroom towards the sea, radiator, large range of bespoke fitted wardrobes comprising a range of hanging space and shelving with an additional built in wardrobe cupboard with fitted shelving.

Shower Room

Heated chrome towel rail, modern white bathroom suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, extractor fan, mirrored bathroom cabinet.

Outside

Garage En-Bloc

With up and over door, light and power.

Communal Carpark

With visitor parking bays.

Communal Gardens

To the front of the block there are communal gardens that are mainly laid to lawn with mature plants and shrubs.

Lease and Maintenance

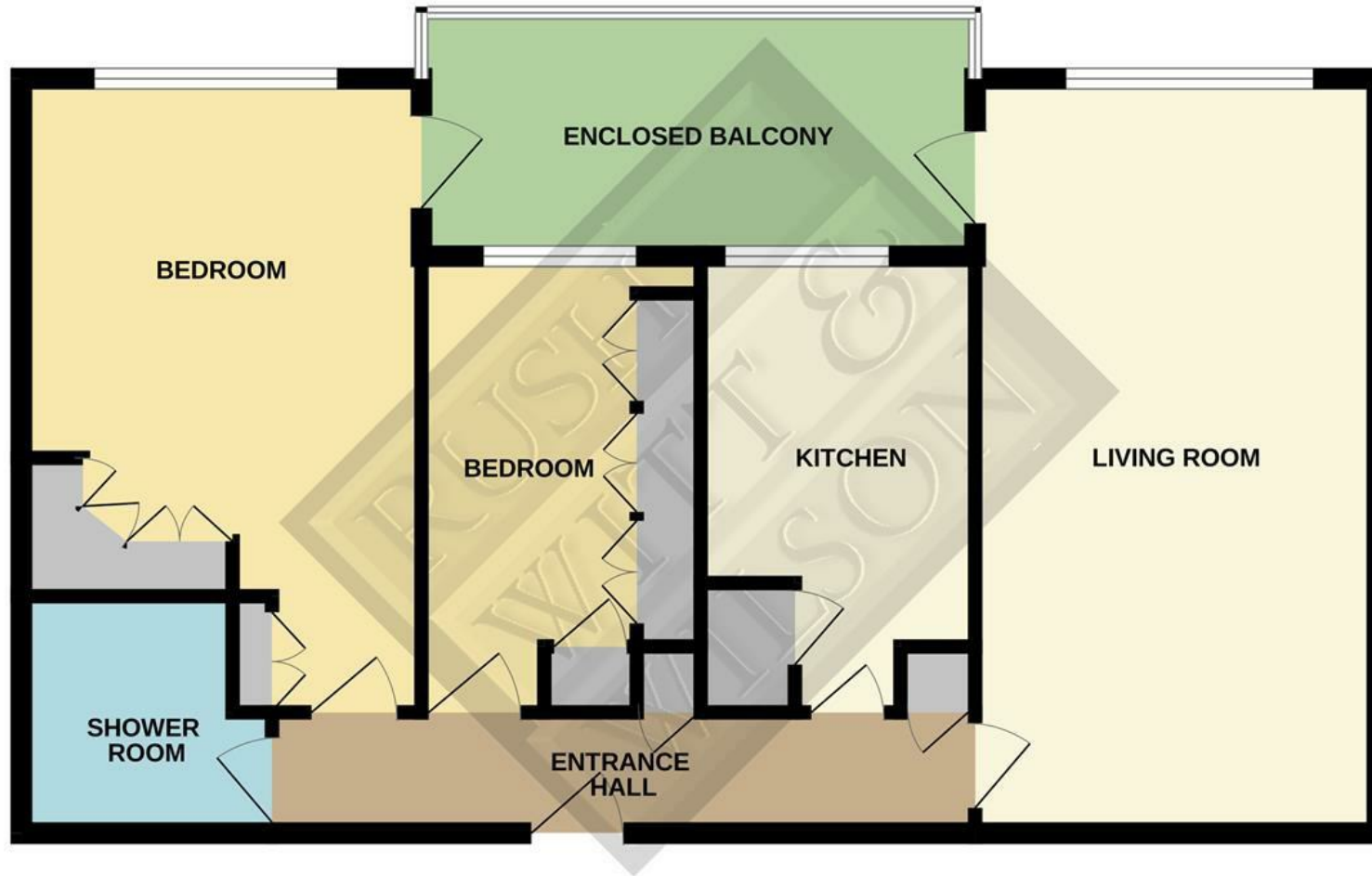
Lease 999 years remaining from March 1979, Share Of Freehold, Maintenance TBC.

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.



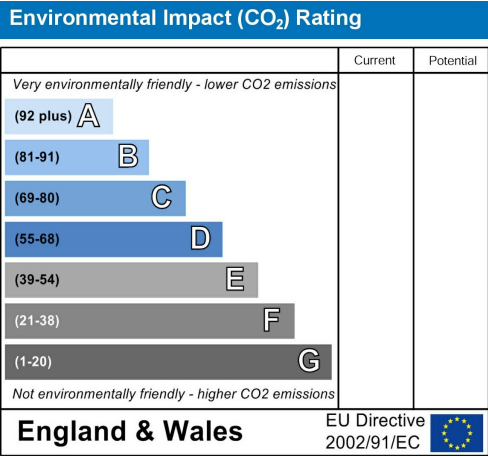
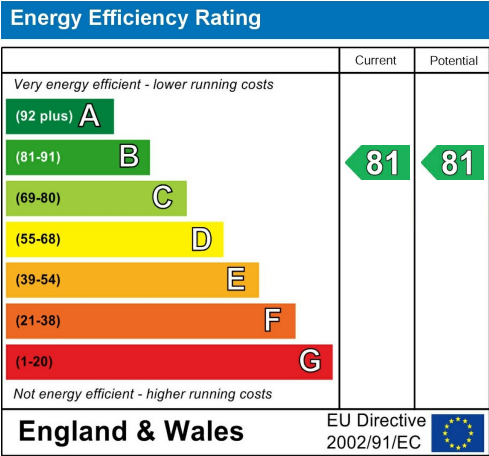
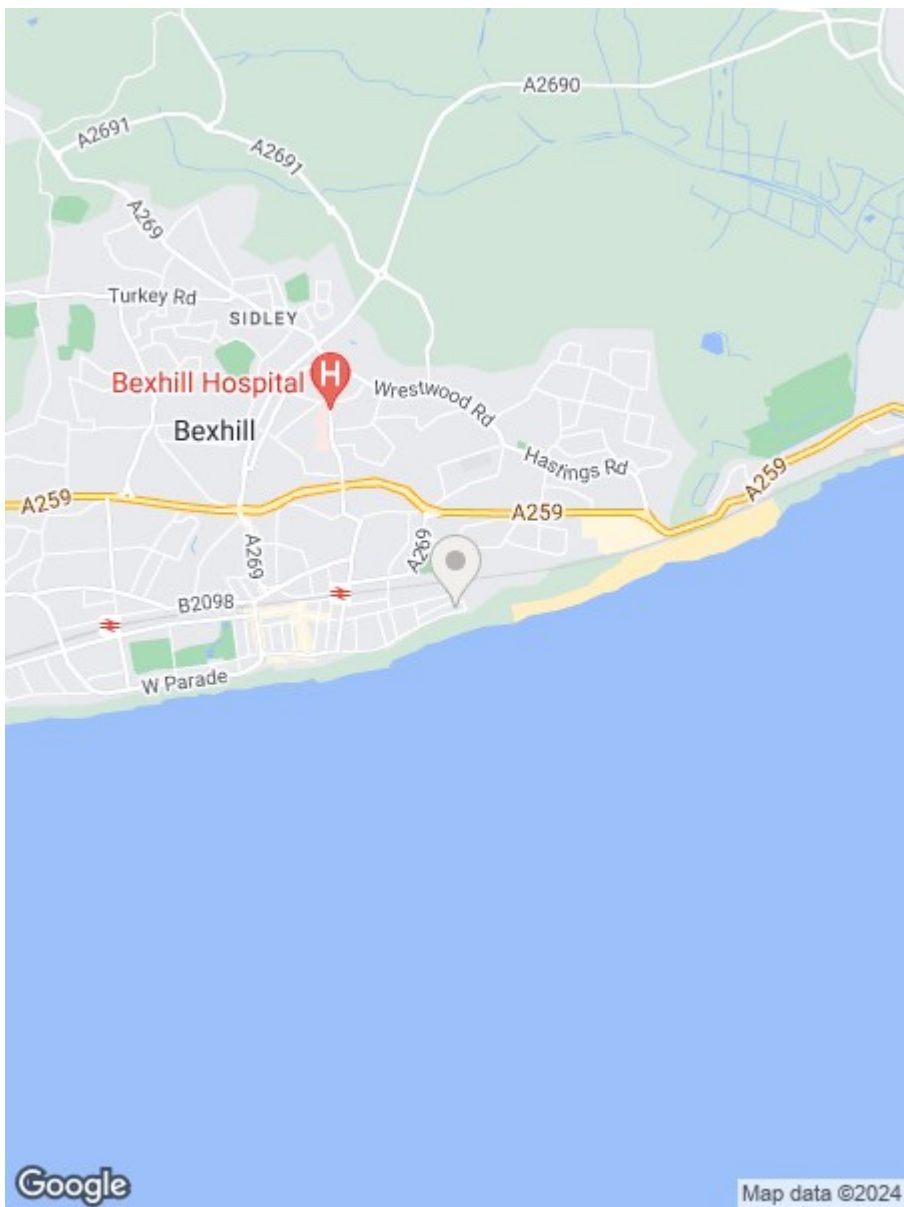
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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