

**RUSH  
WITT &  
WILSON**



**37 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS  
Offers In Excess Of £136,000**

**An opportunity to acquire this beautifully presented one bedroom, retirement flat ideally located in this highly sought after block offering stunning front facing sea views. The property comprises one double bedroom with a large range of fitted bedroom furniture, lounge/diner, modern fitted shower room and fitted kitchen. Other internal benefits include double glazed windows, bespoke wooden shutters and electric heating. This highly sought after retirement block for the over 55's includes many additional benefits such as communal lounge, concierge service, laundry room, guest suite and beauty salon and is ideally located on Bexhill's picturesque seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning seafront retirement flat in this desirable location.**



**Communal Entrance Hall**

Communal entry Door with with Entryphone system leading to communal entrance hall and communal lounge. Flat is located on the second floor.

**Communal Facilities**

Communal lounge with library, newly refurbished guest suite, laundrette and on site manager.

**Private Entrance Hall**

Internal front door leading to hallway, comprising one electric storage heater, modern electric consumer unit, Entryphone system, large airing cupboard housing the hot water cylinder with slatted shelving.

**Lounge/Diner**

16'2" x 10'8" (4.95 x 3.26)

Double glazed windows to the front elevation with fitted bespoke shutters offering stunning sea views across the English Channel, one electric storage heater, modern feature fireplace with fitted electric fire.

**Kitchen**

11'10" x 6'7" (3.61 x 2.02)

Double glazed window to the front elevation offering stunning sea views, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, space for freestanding fridge/freezer, stainless steel single sink with drainer and mixer tap, ceiling mounted spotlights, part tiled walls.

**Bedroom**

16'3" x 9'4" (4.96 x 2.85)

Double glazed window to the front elevation with fitted bespoke shutters offering stunning sea views, one freestanding electric radiator, large range of fitted bedroom wardrobe comprising hanging space, shelving and inset drawer units, fitted dressing table with drawers.

**Shower Room**

Obscured double glazed window to the front elevation, one modern electric radiator, modern white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls.

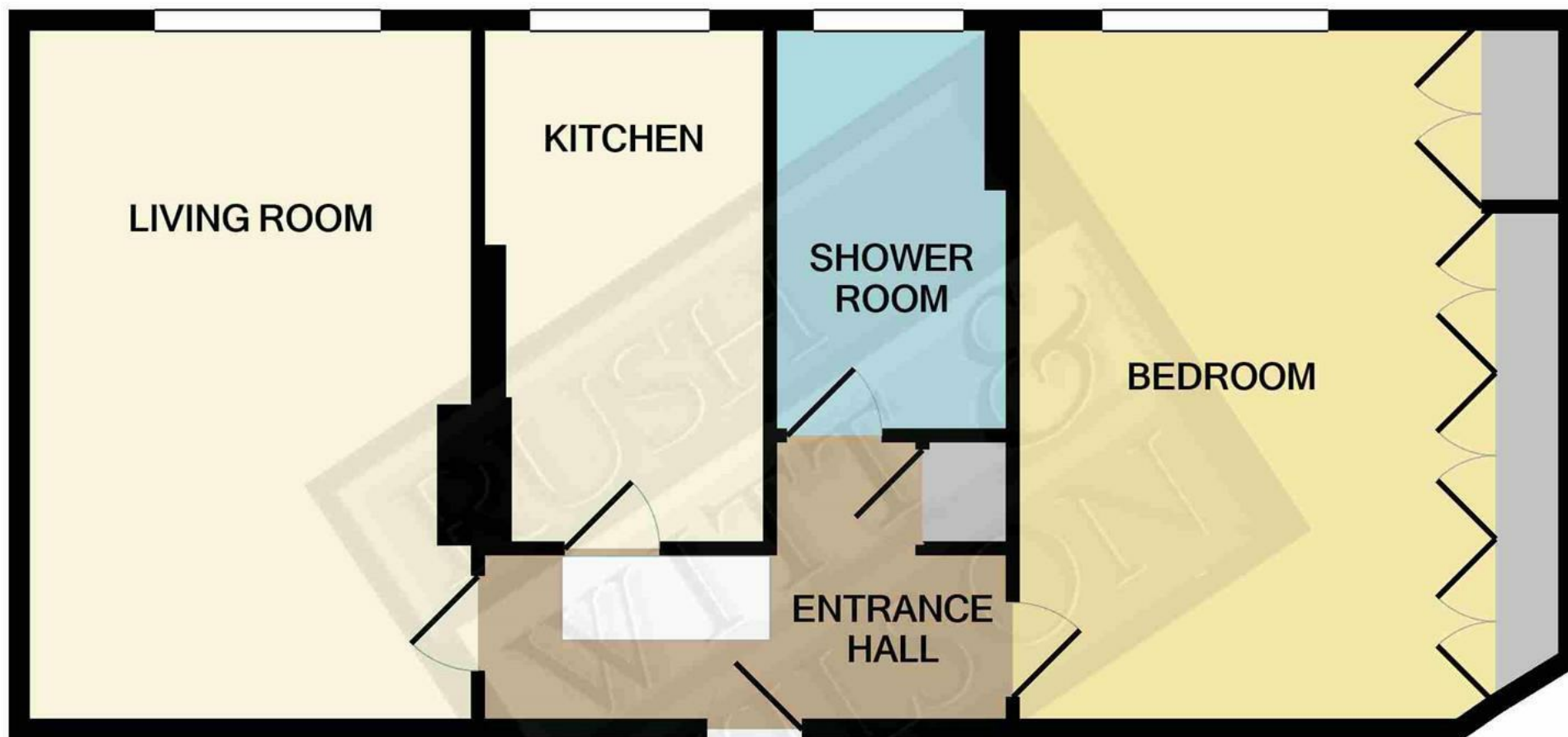
**Lease And Maintenance**

Lease has approximately 69 years remaining, Maintenance is approximately £3300 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.

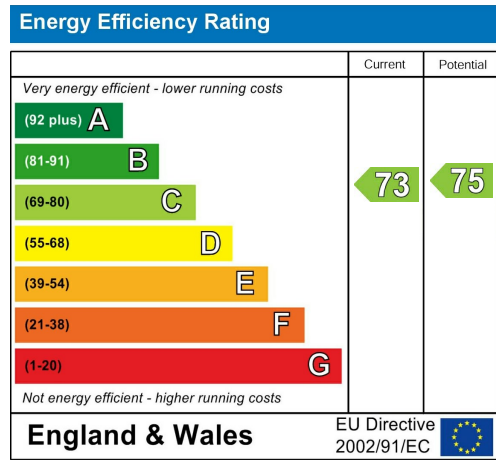




TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

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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