Apartment I, The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1ET

£170,000

A rare opportunity to acquire this large two bedroom lower ground floor over 50's apartment, with direct access onto a large communal courtyard, ideally located in this popular retirement block along Bexhill seafront. Offering bright and spacious accommodation throughout, the property comprises an ample-sized bay-fronted lounge/diner with access on to the courtyard, two double bedrooms, modern fitted kitchen and modern fitted shower room. Other internal benefits include double glazed windows, electric heating and plumbing space for washing machine/dishwasher. The property further benefits from having direct access onto a communal courtyard space that the vendor has enjoyed private use of. The building benefits from other facilities such as, large communal lounge with social events and bar, concierge, guest suite, laundry facilities and access into the popular 'Sackville Bistro'. Ideally situated in this iconic seafront block with easy access to Bexhill town centre, Bexhill Seafront and Bexhill Rail station. Offered with no onward chain, viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. EPC: E. Council Tax Band: C

Communal Entrance Lobby
With security phone system.

Communal Facilities
Communal lounge with library, social events and bar, newly refurbished guest suite, laundrette and on site concierge 8am-4pm and custodian 4pm-8am.

Hallway
Internal front door leading to hallway. Hallway comprises, electric consumer unit, large double storage cupboard with bespoke fitted shelving and storage cupboard above, airing cupboard with hot water cylinder and water tank

Lounge/Diner
17'9" x 16'11" (5.43 x 5.17)
Double glazed windows and French doors giving access onto large communal courtyard, two wall mounted electric heaters

Kitchen
11'8" x 6'3" (3.58 x 1.92)
Double glazed window to rear elevation, fitted kitchen with a range of matching wall and base level units with laminate roll edge work top surfaces, space for under counter fridge/freezer, integrated electric oven, work top mounted electric hob with fitted extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine/dishwasher, part tiled walls

Bedroom One
15'7" x 9'1" (4.76 x 2.77)
Double glazed window to side elevation overlooking the courtyard, wall mounted electric heater, built in wardrobe with hanging space, shelving and storage cupboard above.

Bedroom Two
12'0" x 8'7" (3.66 x 2.64)
Double glazed window to side elevation overlooking the courtyard, wall mounted electric heater

Shower Room
Heated chrome towel rail, modern white suite comprising large walk in shower cubical with wall mounted shower controls, shower attachment, and rain affect shower head, vanity unit with circular wash hand basin, mixer tap and storage cupboard beneath, low level w/c with concealed cistern, aqua panelled walls, tiled floor, extractor fan

Outside

Large Communal Courtyard
Direct access from the apartment, pathway leading to front of building

Lease & Maintanence
Leasehold, 156 years remaining on lease, service charge £3450 p/a, ground rent £150 p/a, water rates £200 p/a

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
754 sq.ft. (70.0 sq.m.) approx.

TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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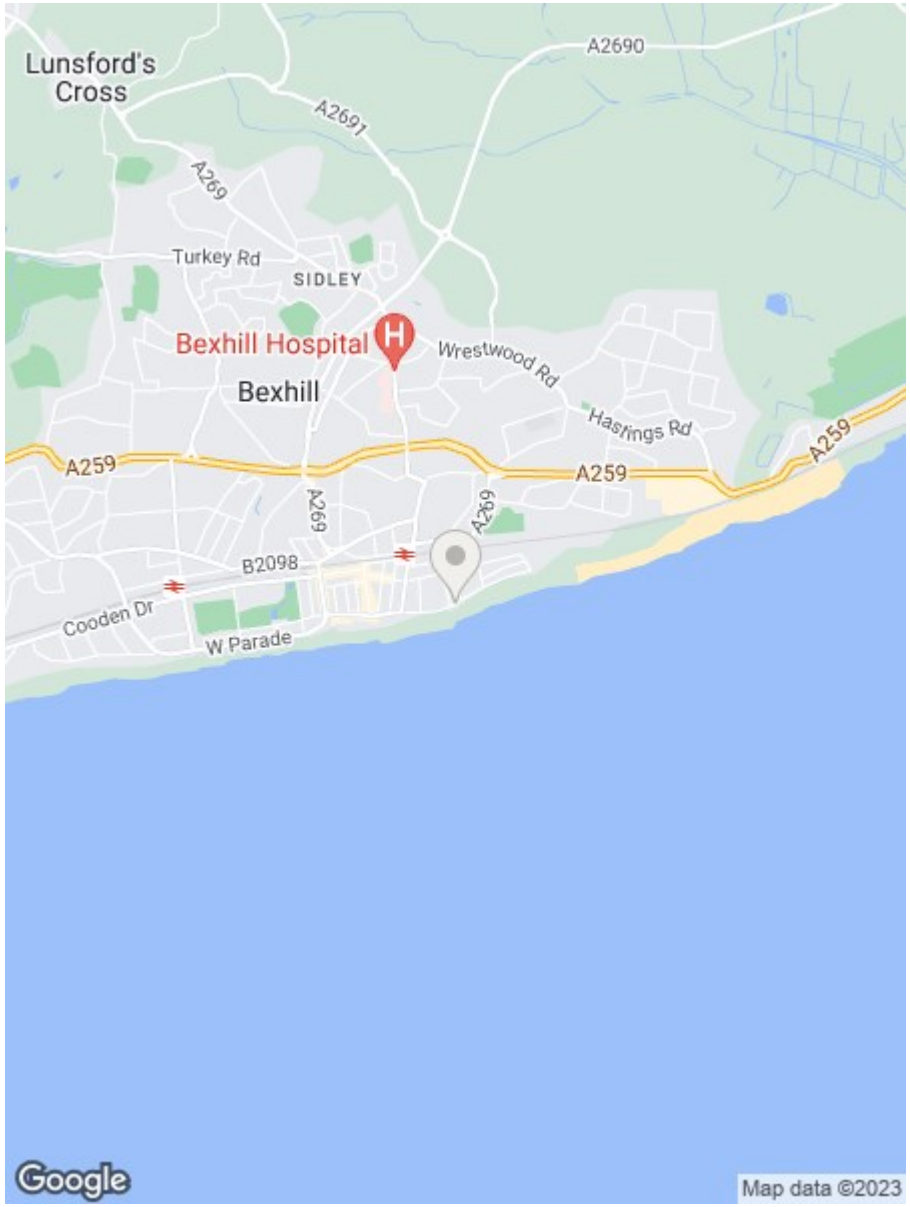

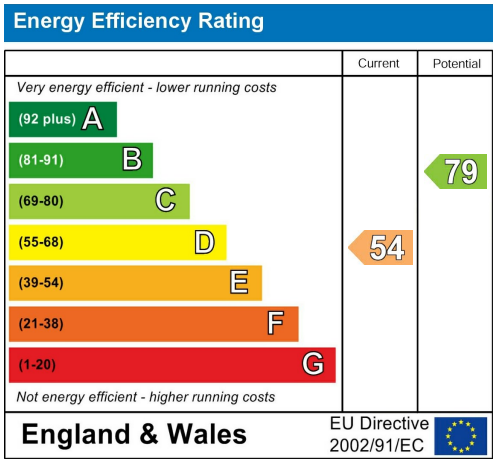

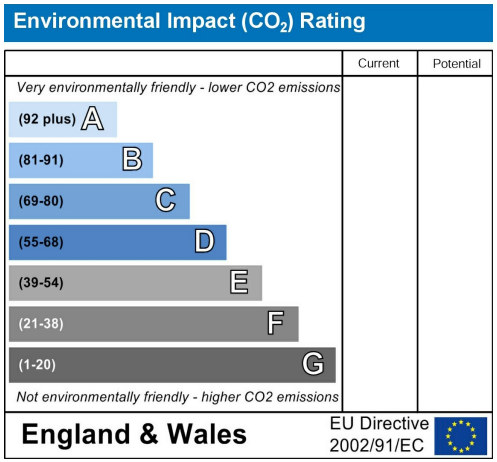

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