

RUSH
WITT &
WILSON



79 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS
£183,500

A rare opportunity to acquire this exceptionally well presented fourth floor retirement flat for the over 50's featuring a unique circular turret room with spectacular sea views. Offering bright and spacious accommodation throughout and renovated to an exceptionally high standard, the property comprises one double bedroom with fitted wardrobes, modern fitted kitchen/breakfast room, modern fitted shower room and a spacious lounge/diner with mezzanine level leading to the circular turret room benefiting stunning sea views. Other internal benefits include modern electric radiators and double glazed windows throughout. Ideally located in this iconic seafront retirement block which further benefits from 24 hour concierge, communal lounge, guest suites, laundry facilities and popular bistro. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning apartment in this beautiful location. Offered with no onward chain. Council Tax Band A.



Communal Entrance

With communal entrance door with entryphone system leading to the communal hallways/lounge, stairs and lifts to all floors.

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.

Stairs & Lift To Fourth Floor**Private Entrance Door**

Opening to:

Entrance Hallway

Services cupboard housing the electric consumer unit, fitted shelving.

Lounge/Dining Room

20'6" x 15'10" (6.25m x 4.84m)

Stunning lounge/diner with two steps up to the feature mezzanine turret room which has panoramic double glazed windows to the rear, side and front elevations with stunning sea views reaching all the way round to roof top views across Bexhill. Two modern electric thermostatic radiators, glass balustrade.

Kitchen

12'2" x 6'3" (3.71m x 1.92m)

Double glazed window to side elevation with sea views and far reaching rooftop views of Bexhill. Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, space for free standing fridge/freezer, integrated eye level electric oven, worktop mounted electric hob with fitted extractor hood above and glass splashback, stainless steel single sink with drainer and mixer tap.

Bedroom

13'9" x 10'9" (4.20m x 3.29m)

Double glazed window to side elevation with far reaching sea and rooftops views, modern thermostatic electric radiator, two bespoke fitted double wardrobes both with a range of hanging space and shelving.

Shower Room

Modern fitted shower room with heated chrome towel rail,

low level w.c., vanity unit with wash hand basin, mixer tap and storage cupboard beneath and large walk-in corner shower cubicle with wall mounted electric power shower and shower attachment. The shower cubicle benefits from aqua panelled walls, electric shaver point, fitted bathroom cabinet, extractor fan.

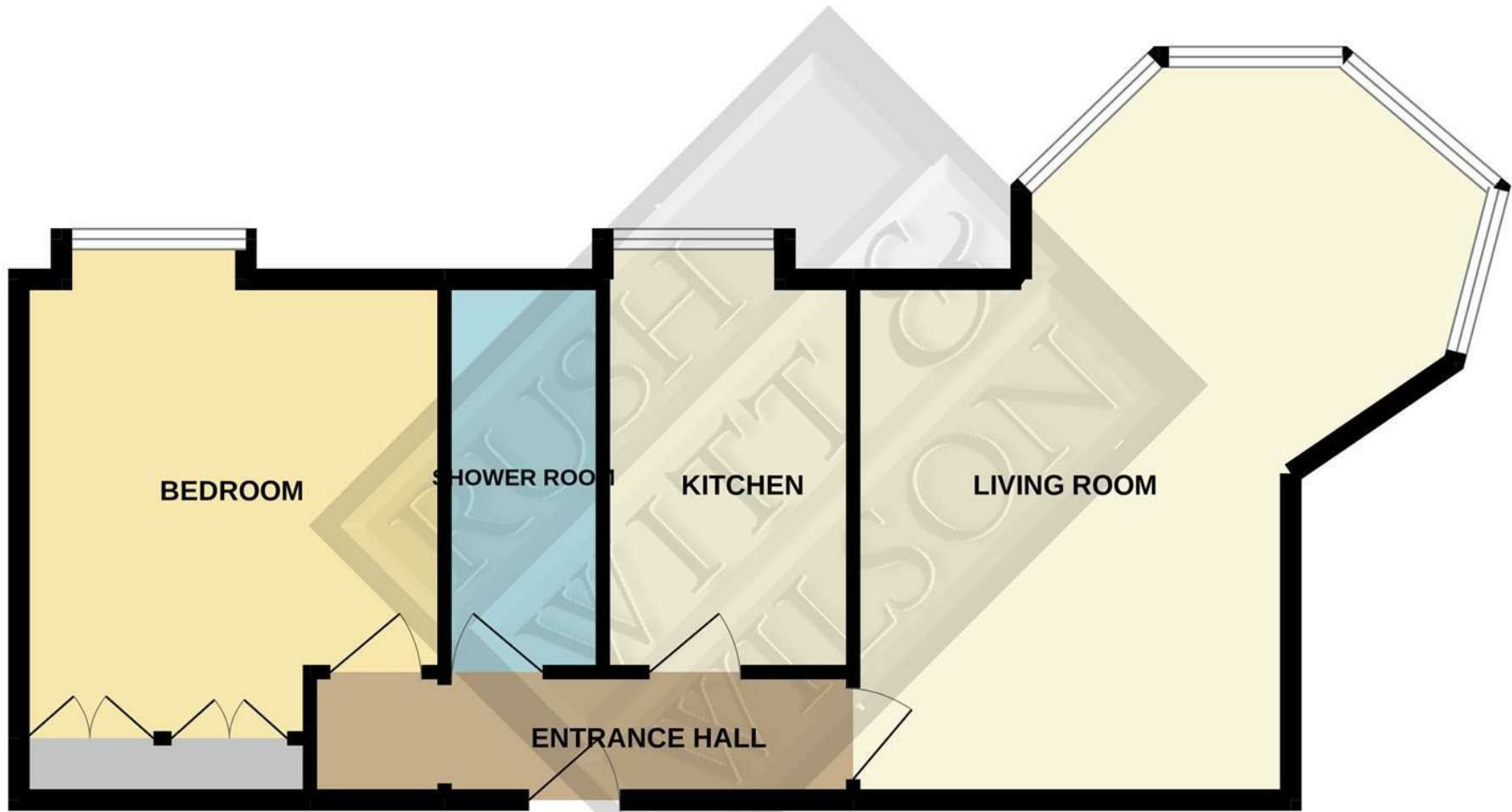
Lease And Maintenance

We have been advised that the Lease has 66 years remaining and the maintenance is approximately £3,500 per annum.

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.



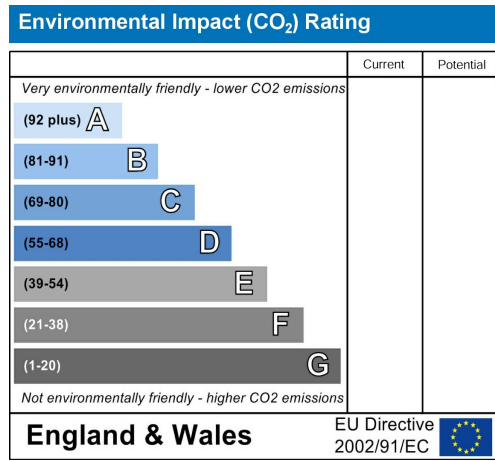
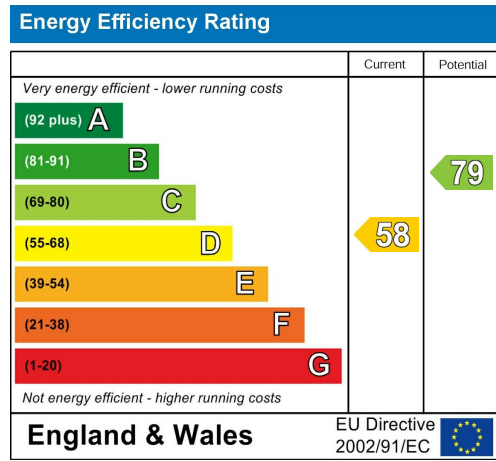
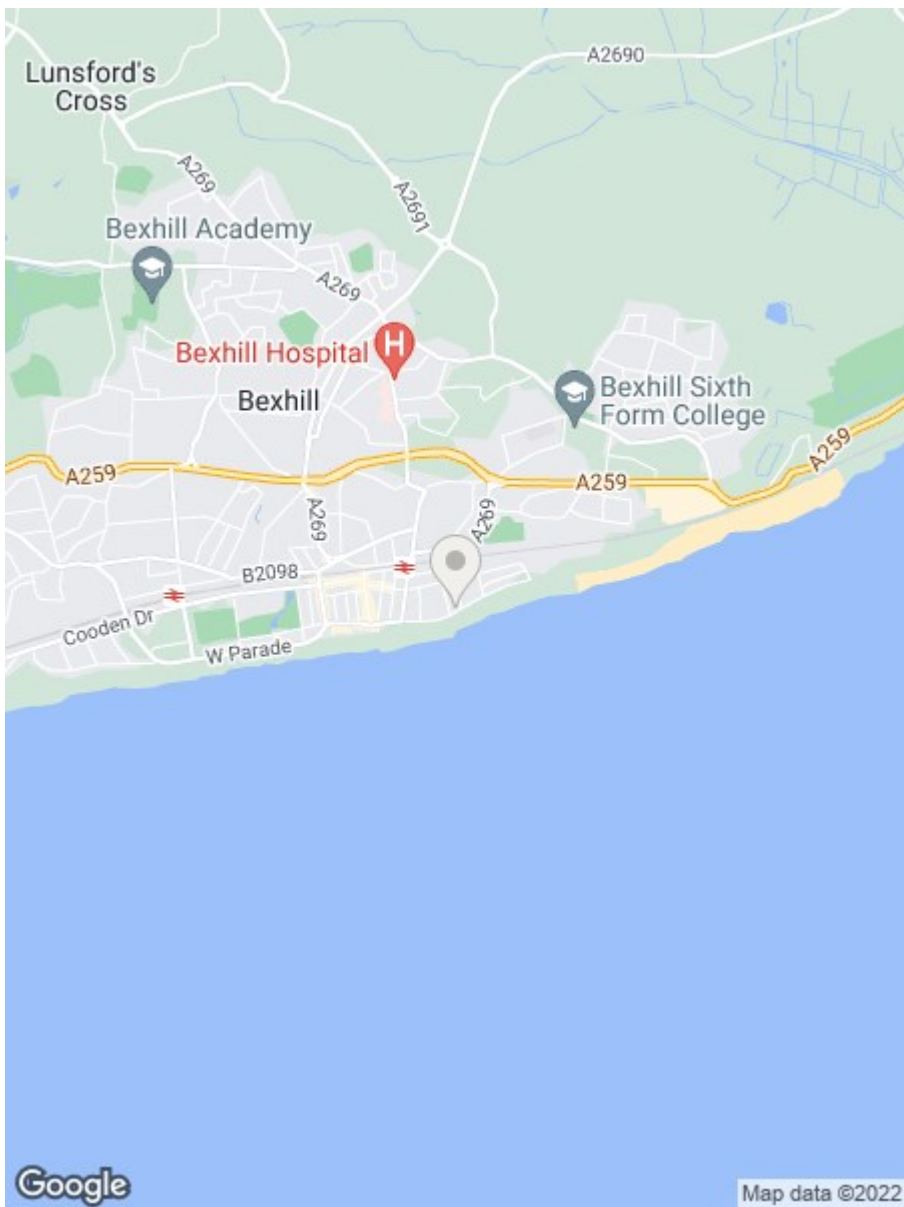


GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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