

RUSH  
WITT &  
WILSON



**17 Barbados De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PJ**  
**£239,950**

A beautiful two bedroom, second floor seafront apartment located along Bexhill Seafront with easy reach of Bexhill Town Centre, Bexhill Train Station and offering bright and spacious accommodation throughout the property comprises south facing living room, modern fitted kitchen, two double bedrooms, modern bathroom suite. Other internal benefits include electric heating throughout and double glazed windows and doors. Externally the property boasts a large sun balcony with stunning panoramic sea views to be enjoyed by every window. Other benefits include garage en-bloc and SHARE OF FREEHOLD. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band D.



**Communal Entrance Hallway**

With stairs leading to the second floor.

**Private Entrance Hall**

Entrance door with Entryphone system, two storage cupboards.

**Living Room**

21'3" x 11'1" (6.48m x 3.38m )

With double glazed windows with a southerly aspect with stunning views across the sea with door leading out onto the sun balcony, electric radiator.

**Kitchen**

12'4" x 7'7" (3.78m x 2.33m )

Modern fitted kitchen with matching wall and base level units with laminate wood effect straight edge worktop surfaces, one and a half bowl sink with mixer tap, integrated electric oven, four ring electric hob, space for free standing fridge and freezer, integrated washing machine, tiled splashbacks, tiled flooring, large storage cupboard with shelving and housing a mega-flow hot water system. Double glazed windows to the front southerly aspect with stunning views across the sea.

**Bedroom One**

17'0" x 10'10" (5.19m x 3.31m )

With double glazed windows to the front elevation and beautiful views across the sea. Electric radiator, door leading out onto the large sun balcony.

**Bedroom Two**

12'1" x 8'2" (3.69m x 2.5m )

Double glazed windows to the southerly aspect, views across the sea, built-in wardrobe cupboard and electric radiator.

**Bathroom**

Modern suite comprising w.c. with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls with additional chrome shower attachment and shower head, tiled splashbacks, part tiled walls.

**Sun Balcony**

Panoramic sea views towards across the coast and towards Beachy Head.

**Outside****Garage**

En-bloc with up & over door.

**Lease & Maintenance**

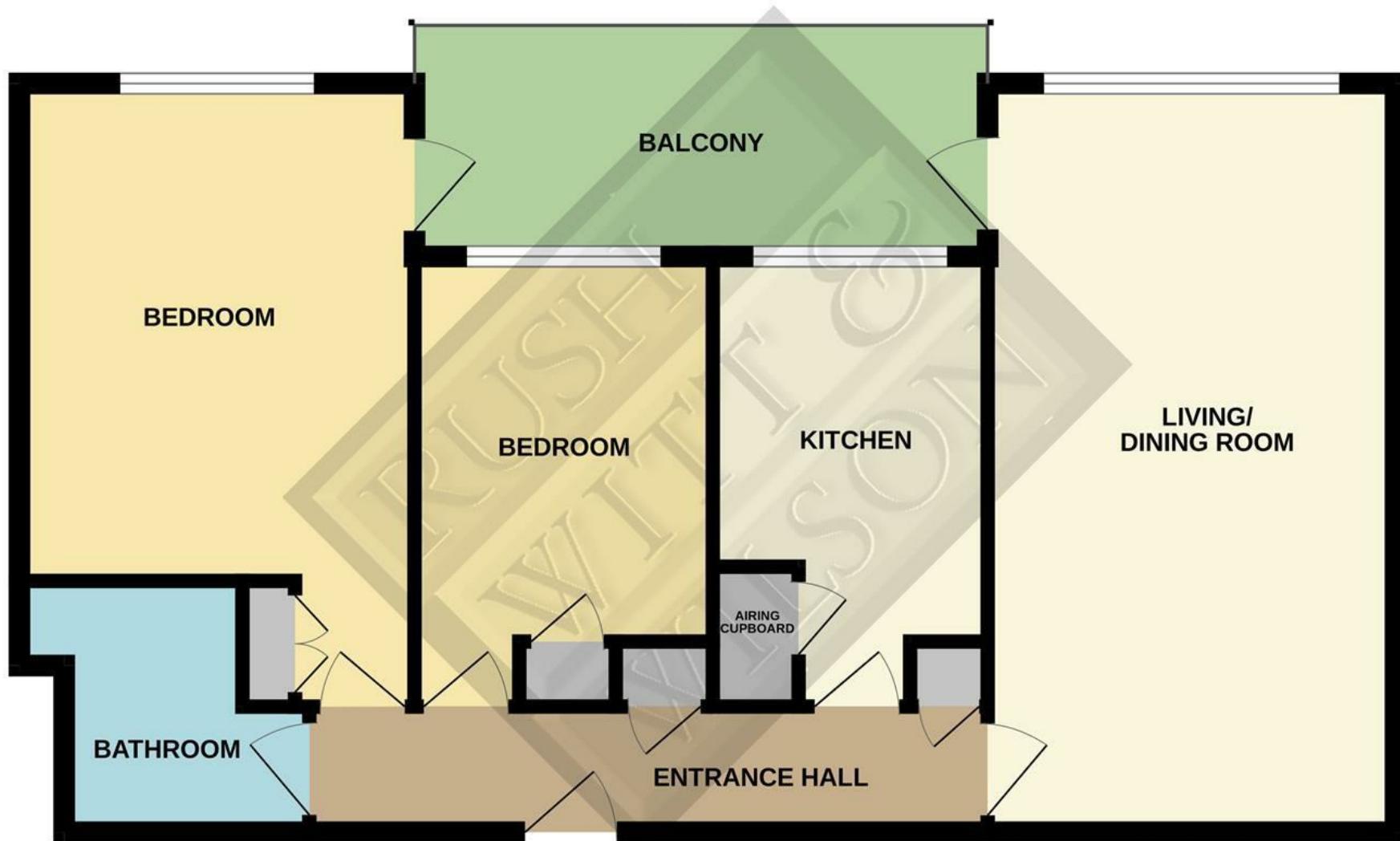
We have been advised by the sellers the service charge is approx. £2000 p.a, SHARE OF FREEHOLD. Remainder of a 999 year lease.

**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.



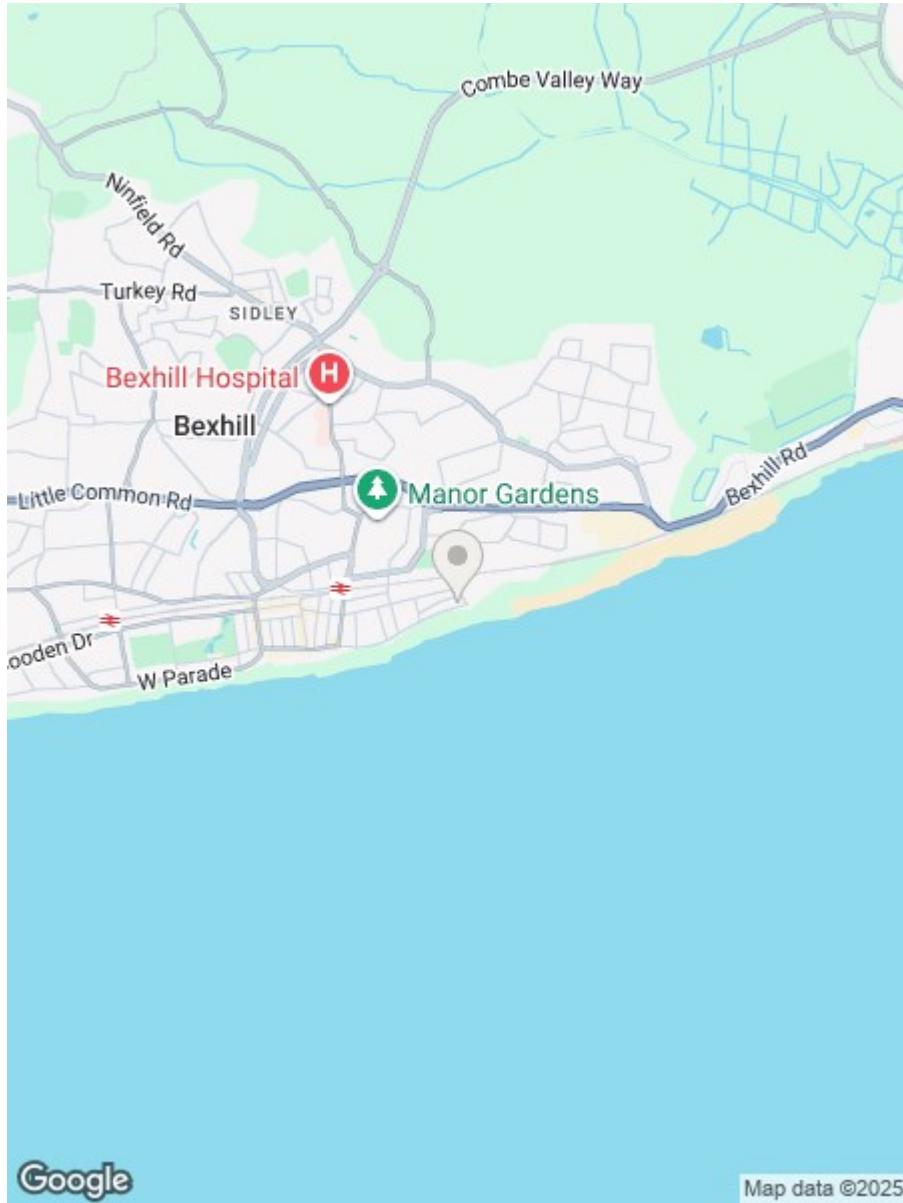
2ND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	