

RUSH  
WITT &  
WILSON



**Apartment N, The Sackville Apartments De La Warr Parade, Bexhill-On-Sea,  
East Sussex TN40 1ET  
£167,000 Leasehold**

A stunning ground floor two bedroom apartment for the over 55's. The property is situated along Bexhill's picturesque seafront and within east reach of Bexhill town centre with its wide range of amenities and Bexhill train station offering links to London Victoria, London Gatwick and Ashford International. Internally the property comprises entrance hall, living room, modern fitted kitchen, two double bedrooms with the main benefiting from an en-suite and separate family shower room suite. The building contains facilities for its residents, such as a hair salon, a beauty salon, a launderette, a bar/restaurant and a communal lounge which often holds evening events for residents to attend bringing a social aspect for the residents. Viewing comes highly recommended by Rush Witt & Wilson, sole agents Bexhill.



## **Communal Entrance Hallway**

Entryphone system, access via the Sackville Bistro.

Service Charge - Approximately £4,224 per annum - to include Ground Rent & Water

## **Private Entrance Hallway**

Entrance door, entry-phone system, radiator.

## **Agents Note**

Council Tax Band - A

## **Kitchen**

7'6 x 6'1 (2.29m x 1.85m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob, extractor fan above, space for under counter fridge/freezer, tiled splashbacks, open serving hatch leading the living room, electric radiator.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## **Living Room**

21'4 x 12'2 (6.50m x 3.71m)

Double glazed glass panelled door and window overlooking and giving access onto the side, radiator.

## **Important Notice:**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

## **Bedroom One**

14'11 x 13'1 (4.55m x 3.99m)

Double glazed windows to the side elevation, built-in wardrobe cupboards, radiator.

## **En-Suite**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with wall mounted shower controls, shower attachment and showerhead, heated towel rail.

## **Bedroom Two**

13'1 x 9'9 (3.99m x 2.97m)

Double glazed window to the side elevation, radiator.

## **Shower Room Suite**

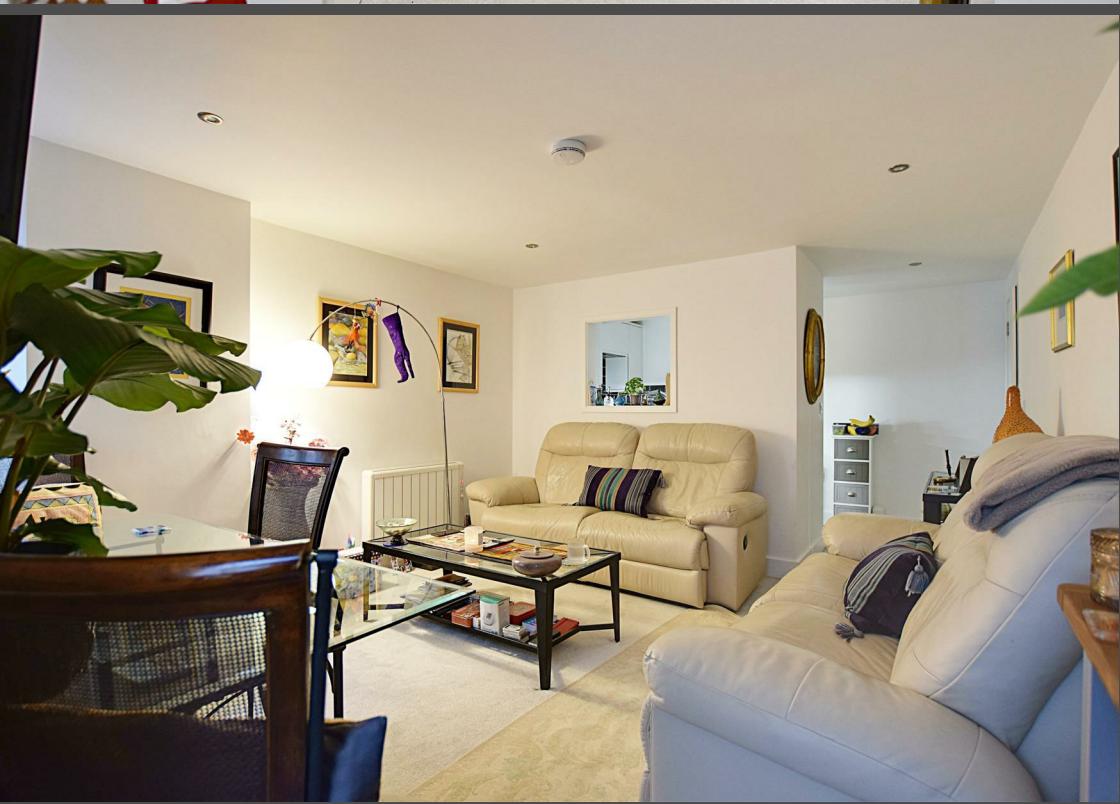
Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, large walk-in shower cubicle with wall mounted shower controls, shower attachment and showerhead, heated towel rail.

## **Communal Facilities**

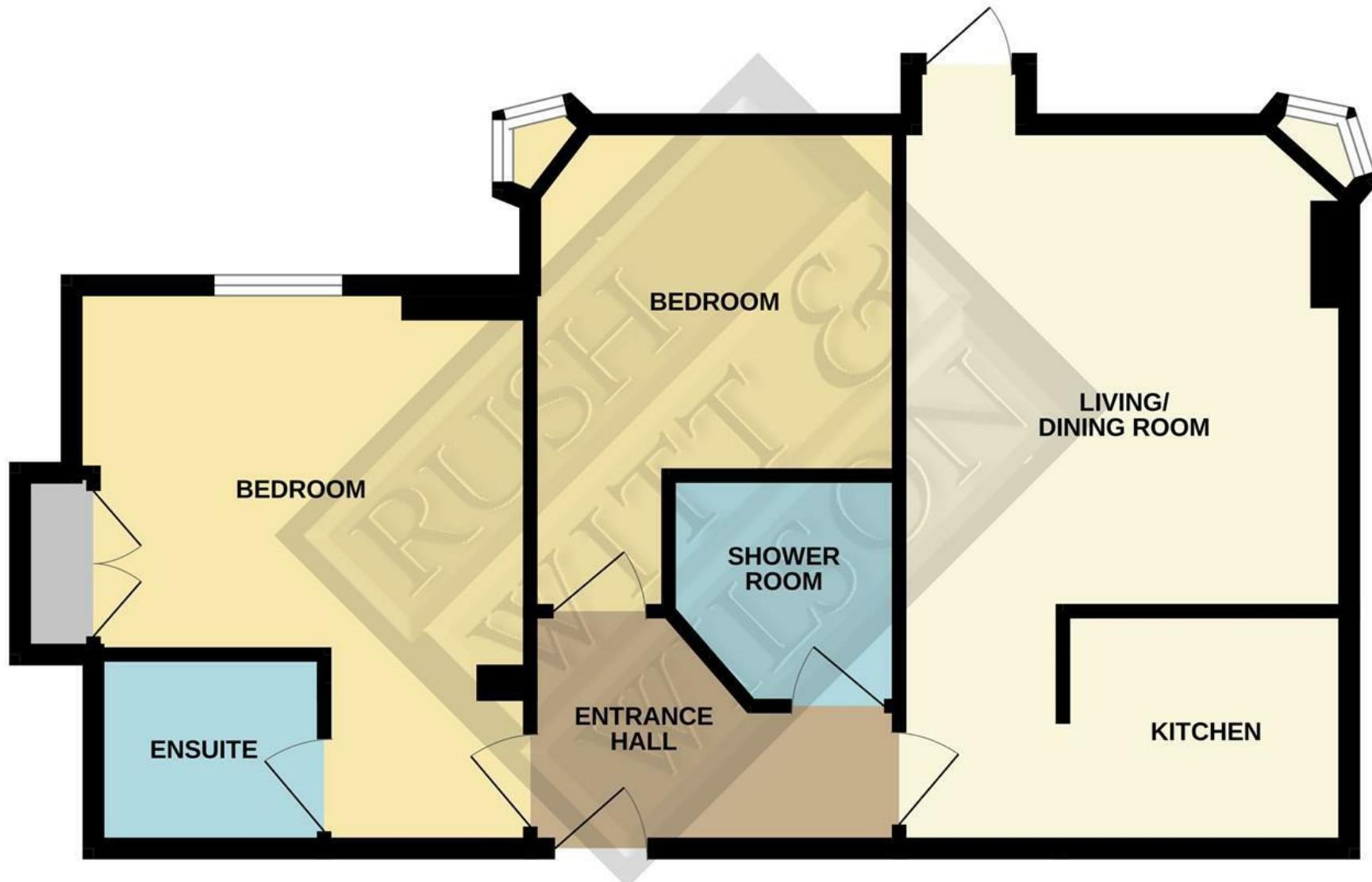
Communal lounge with library, social events and bar, refurbished guest suite, laundrette and on site concierge 8am-4pm.

## **Lease & Maintenance**

Lease - 118 years remaining.

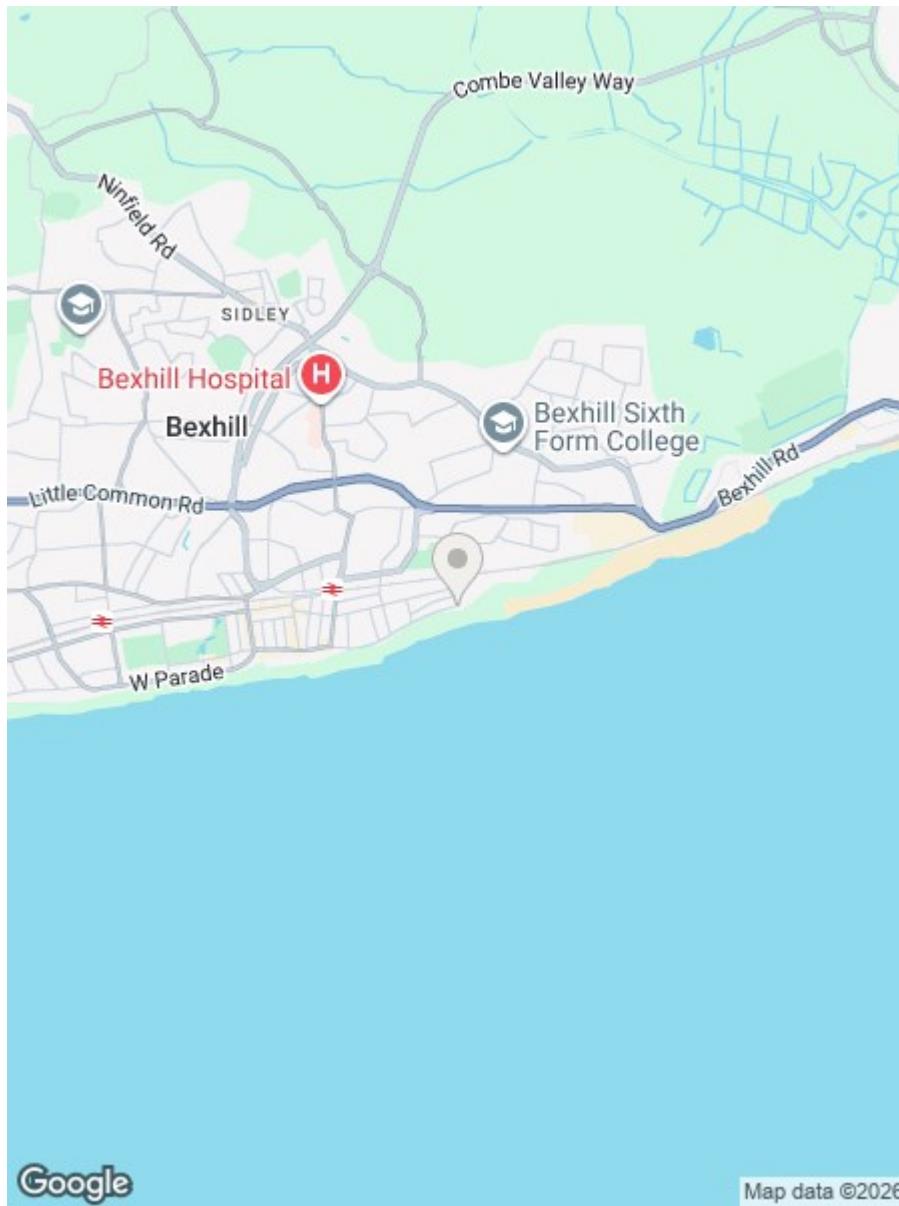


GROUND FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.7 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	65	65
(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	