RUSH WITT & WILSON

19 St Kitts West Parade, Bexhill-On-Sea, East Sussex TN39 3DR

Offers In Excess Of £450,000

A rare opportunity to acquire this seafront facing, purpose built apartment with two south facing balconies, ideally located in the popular West Indies block. Offering bright and spacious accommodation throughout and presented to an exceptional standard the property comprises, large lounge/diner with access to two south facing balconies, both benefitting from panoramic sea views, two double bedrooms with sea views and the master bedroom benefitting from an en-suite shower room, modern fitted kitchen/breakfast room and modern fitted bath/shower room. Other internal benefits include electric central heating system to radiators, double glazed windows and ample storage space throughout. Externally the property boasts beautifully maintained communal gardens, a single garage en-bloc and additional resident parking. Conveniently situated directly on Bexhill's picturesque seafront with easy access to Bexhill town centre, Egerton Park and Polegrove sports ground, Collington and Bexhill mainline rail stations with direct links to London, Gatwick Airport, Brighton and Ashford International. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW to appreciate this stunning apartment in this highly sought after location.

Communal Entrance
Communal entrance door with video Entryphone system leading to communal hallways, stairs and lift access to all floors, flat is located on the fourth floor.

Private Entrance Hall
Internal front door with obscured glass panel side light window leading to entrance hall, with radiator, parcel collection box, fitted storage cupboard with a range of hanging space and shelving.

Open Plan Lounge/Diner

Lounge
17'7" x 13'1" (5.36 x 4.01)
Double glazed window to the side elevation and double glazed sliding patio door to the front elevation, both offering stunning sea views, with the patio doors giving access onto the large south facing balcony with stunning panoramic sea views across the English Channel all the way to Beachy Head, radiator, open archway leading through to the dining room, recessed ceiling spotlights.

Dining Room
17'8" x 10'11" (5.40 x 3.33)
Double glazed window to the front elevation, boasting stunning sea views and double glazed door to the side elevation giving access onto the secondary south facing balcony, radiator, open archway leading through to the lounge, recessed ceiling spotlights.

Kitchen/Breakfast Room
16'1" x 8'0" (4.91 x 2.46)
Double glazed window to the side elevation offering sea views, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric double oven and grill, worktop mounted electric hob with fitted stainless steel/glass extractor hood above, plumbing space for dishwasher, plumbing space for washing machine, stainless steel bowl and half sink with drainer and mixer tap, space for American style fridge/Freezer, part tiled walls, recessed ceiling spotlights.

Bedroom One
19'1" x 11'5" (5.84 x 3.48)
Double glazed window to the side elevation with stunning sea views, radiator, fitted double wardrobe with a range of hanging space and shelving, door leading to en-suite, shower room, recessed ceiling spotlights.

En-Suite
Obscured double glazed window to the side elevation, heated chrome towel rail, white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls, shower attachment and tiled walls, tiled floor, recessed ceiling spotlights, extractor fan.

Bedroom Two
19'4" x 10'11" (5.90 x 3.34)
Double glazed window to the front elevation with stunning sea views, radiator, fitted wardrobe with hanging space and shelving.

Bathroom
Heated chrome towel rail, modern fitted bathroom with low level wc with concealed cistern, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and handheld shower attachment, walk in shower cubicle with wall mounted shower controls and shower attachment, tiled walls and floor, extractor fan, recessed ceiling spotlight, fitted bathroom storage cupboard housing the pressurised hot water boiler system.

Outside

Communal Gardens
Beautifully maintained communal gardens which lead directly onto the picturesque Bexhill Seafront.

Single Garage En-Bloc
With up and over door and power. Additional Residents Parking spaces

Lease And Maintenance
We have been advised by the vendor that the property comes with a Share of the Freehold, 999 year lease from approximately 1970, Service Charge is approximately £2250 p/a that includes building insurance and hot water.

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
1211 sq.ft. (112.5 sq.m.) approx.

TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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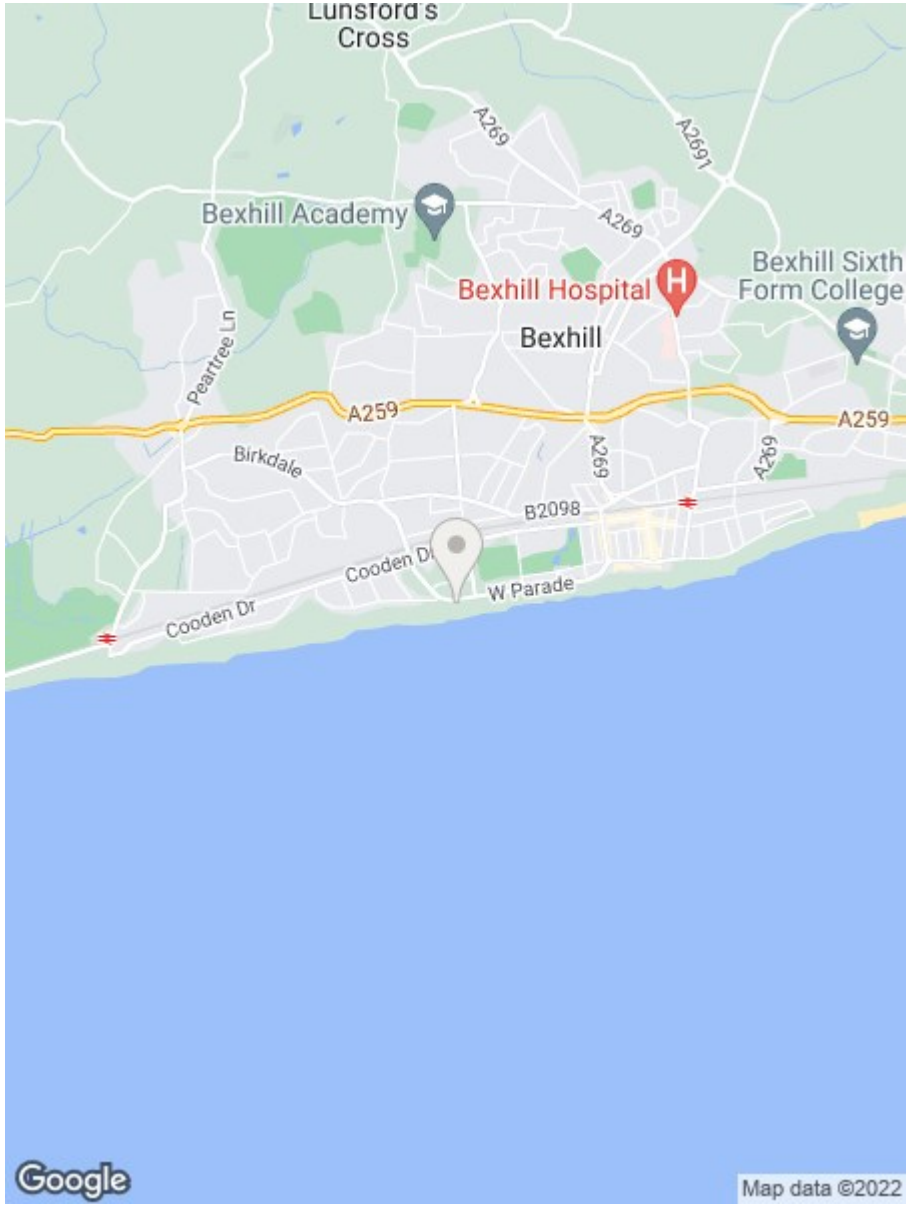

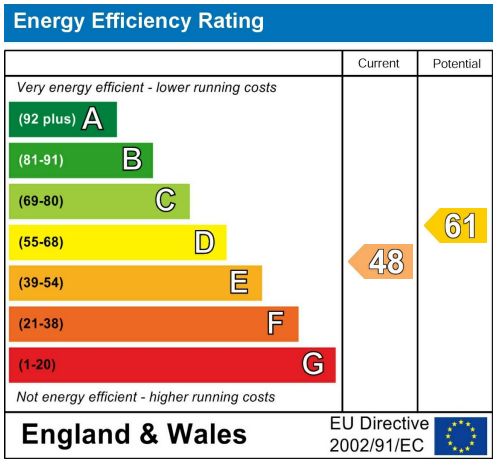

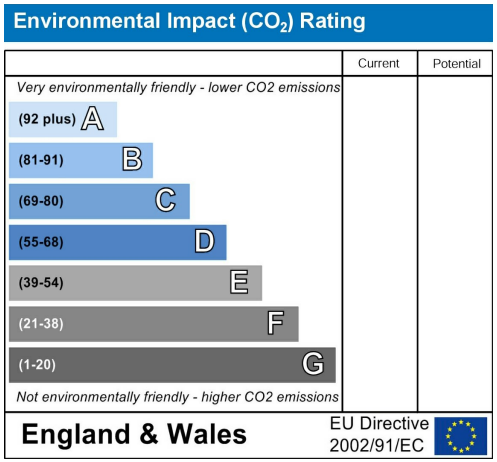

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