RUSH WITT & WILSON

1 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL

£120,000

A beautifully presented one bedroom seafront retirement flat situated on the ground floor, living room/ dining room with outside patio area immediately outside, kitchen, bathroom, double bedroom, night storage heating, entry phone system, seafront location, in-house manager, over 60's retirement complex, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge and laundry room. Viewing is highly recommended by RWW sole agents.

Communal Entrance
With secure entry phone system, stairs and lift to all floors.

Private Entrance
With entrance door, large built-in storage cupboard, pull cord system, entry phone system.

Living Room
15'4 x 10'9 (4.67m x 3.28m)
Window to front elevation with door and small patio area, night storage heater.

Kitchen
7'3 x 5'6 (2.21m x 1.68m)
Fitted kitchen comprising a range of base and wall units with laminate roll edged work tops, single drainer stainless steel sink unit with mixer tap, ceramic hob, built-in oven and grill, tiled walls, fridge/freezer.

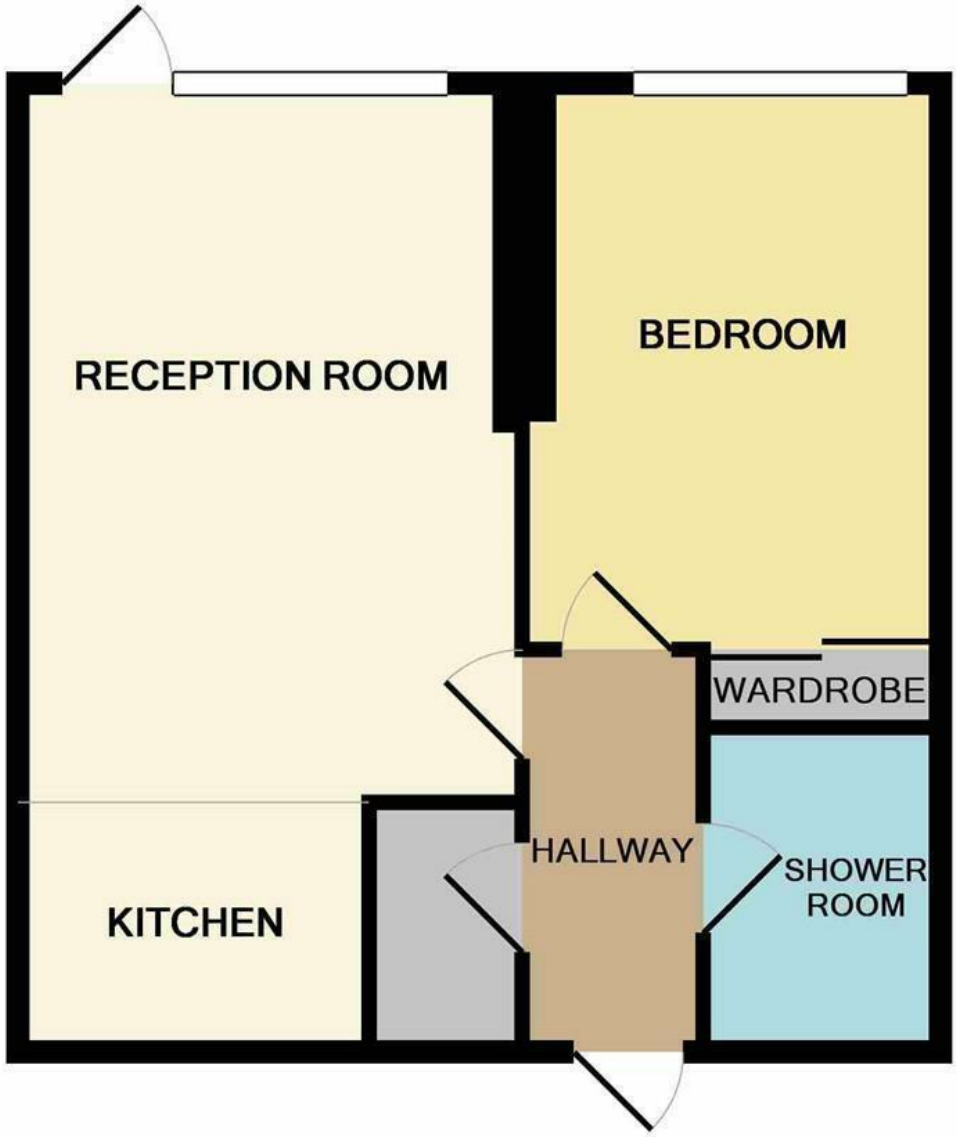
Bedroom
12'4 x 8'6 (3.76m x 2.59m)
Window to front elevation with sea views, night storage heater, built-in wardrobe cupboard.

Shower Room
Suite comprising walk-in shower with electric shower unit and controls with shower head, W.C. with low level flush, inset wash hand basin with vanity unit, wall mounted heater, tiled walls.

Maintenance Details
Service charge is approximately £1,200 per six months. Ground rent is £226 per 6 months. Lease approx. 65 years remaining.

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.

BREAD
BOSCH



TOTAL APPROX. FLOOR AREA 387 SQ.FT. (35.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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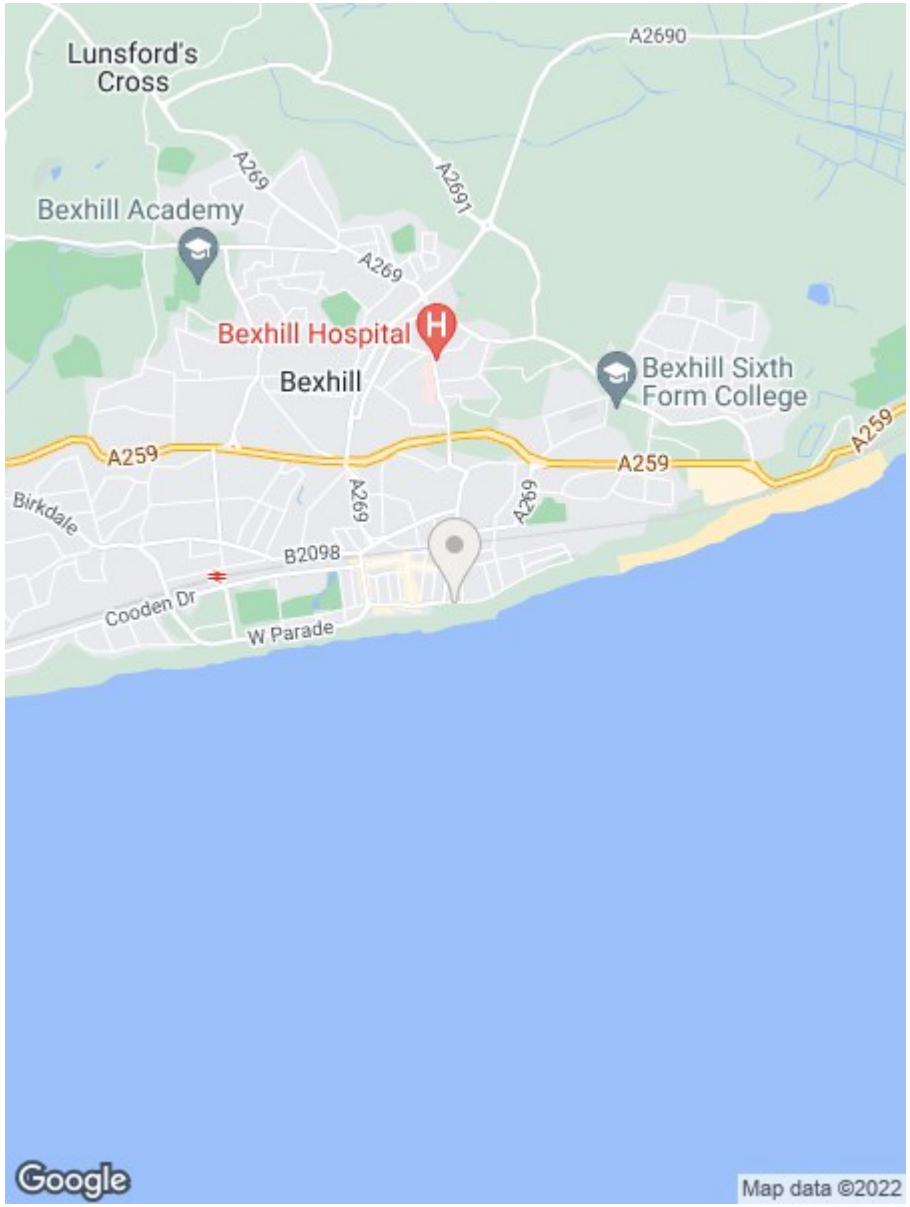

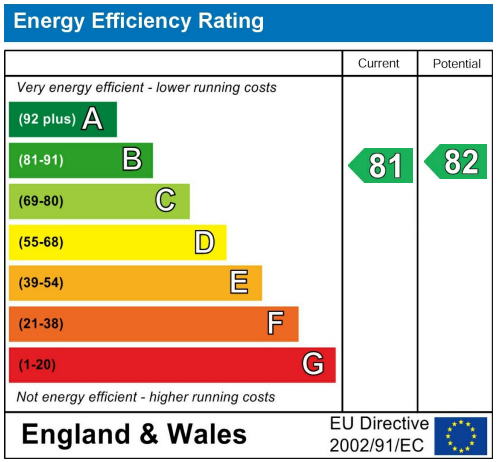

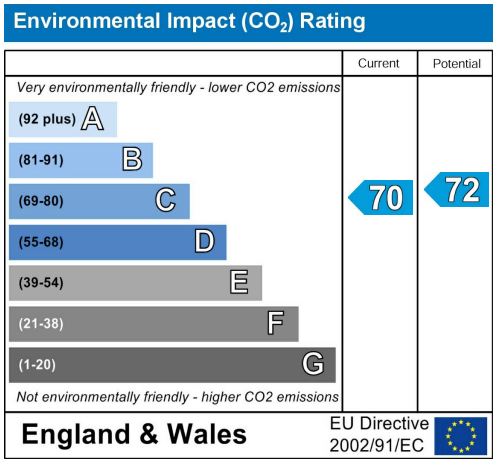

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