

**RUSH  
WITT &  
WILSON**



**46 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL  
£129,950**

**Rarely available, this beautiful two bedroom seafront facing third floor retirement flat, double glazed windows and doors, electric heating, fitting kitchen, stunning south and south westerly sea views, westerly facing sun balcony, In-house manager, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge and laundry room, guest suite. VACANT POSSESSION, viewing comes highly recommended by RWW sole agents.**



### **Communal Entrance Way**

With entryphone system, communal facilities, lift to the third floor.

### **Private Entrance Hallway**

With entrance door, wall mounted night storage heater, large storage cupboard.

### **Living/Dining Room**

20'7" x 12'10" (6.27m x 3.91m)

Door and window to the westerly elevation leading onto the sun balcony with stunning sea views across to the south downs and Eastbourne, wall mounted night storage heater, large walk in storage cupboard.

### **Kitchen**

9'5" x 5'11" (2.87m x 1.80m)

Window to the westerly elevation with stunning sea views, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, integrated oven and grill with ceramic hob, extractor canopy and light, space for fridge or freezer, tiled walls.

### **Bedroom One**

15'7" x 10'2" (4.75m x 3.10m)

Window to the westerly elevation with stunning sea views, wall mounted night storage heater, built in wardrobe cupboards.

### **Bedroom Two**

13'3"x 8'7" (4.04mx 2.62m)

Bay window to the front elevation with panoramic sea views, built in wardrobe cupboard.

### **Bathroom**

Suite comprising walk in shower with folding doors, wall mounted electric shower unit controls and showerhead, wc with low level flush, inset wash hand basin with vanity unit, tiled walls.

### **Communal Facilities**

In-house manager, over 60's retirement complex, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge and laundry room, guest suite.

### **Outside**

### **Communal Gardens**

Beautiful communal gardens, easy access for the beach, promenade and town centre, mainline railway station with direct trains to London.

### **Lease & Maintenance**

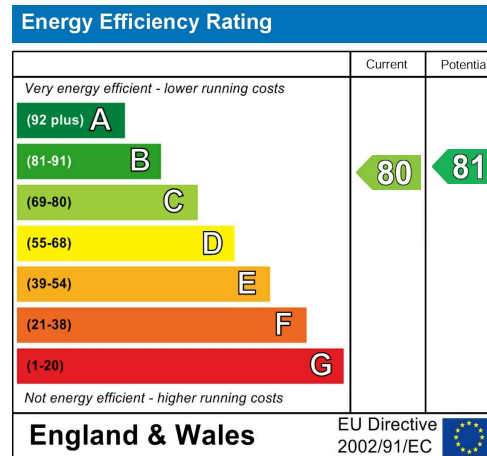
Leasehold, approx. 130 years remaining, council tax is band B. Service charges approx. £1700 every six months. Ground Rent £282.68 every six months. The age restriction is over 60, although if there is a couple then one of them needs to be over 60 and the other can be over 55.

### **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.







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