RUSH WITT & WILSON

Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL
£119,000

A one bedroom seafront facing third floor retirement flat, double glazed windows and doors, electric heating, fitting kitchen, stunning south and south westerly sea views, south 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. Council Tax Band B.

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

Private Entrance Hall
With entry phone system and entrance door.

Living Room
14'2" x 12'2" (4.34m x 3.73m)
Window overlooking the seafront, large built-in storage cupboard, night storage heater.

Kitchen
7'4" x 5'4" (2.24m x 1.65m)
Fitted kitchen comprising a range of matching base and wall units with laminated straight edged work tops, single drainer sink unit with mixer tap, space for fridge/freezer, built-in oven and grill with electric hob, extractor canopy and light, tiled splash backs.

Bedroom
17'5" x 8'7" (5.31m x 2.62m)
Door leading out to sun balcony with stunning sea views, built-in wardrobe cupboard, night storage heater.

Bathroom
Suite comprising walk-in double width shower with electric shower unit and controls, W.C with low level flush, inset wash hand basin with vanity unit beneath, tiled walls.

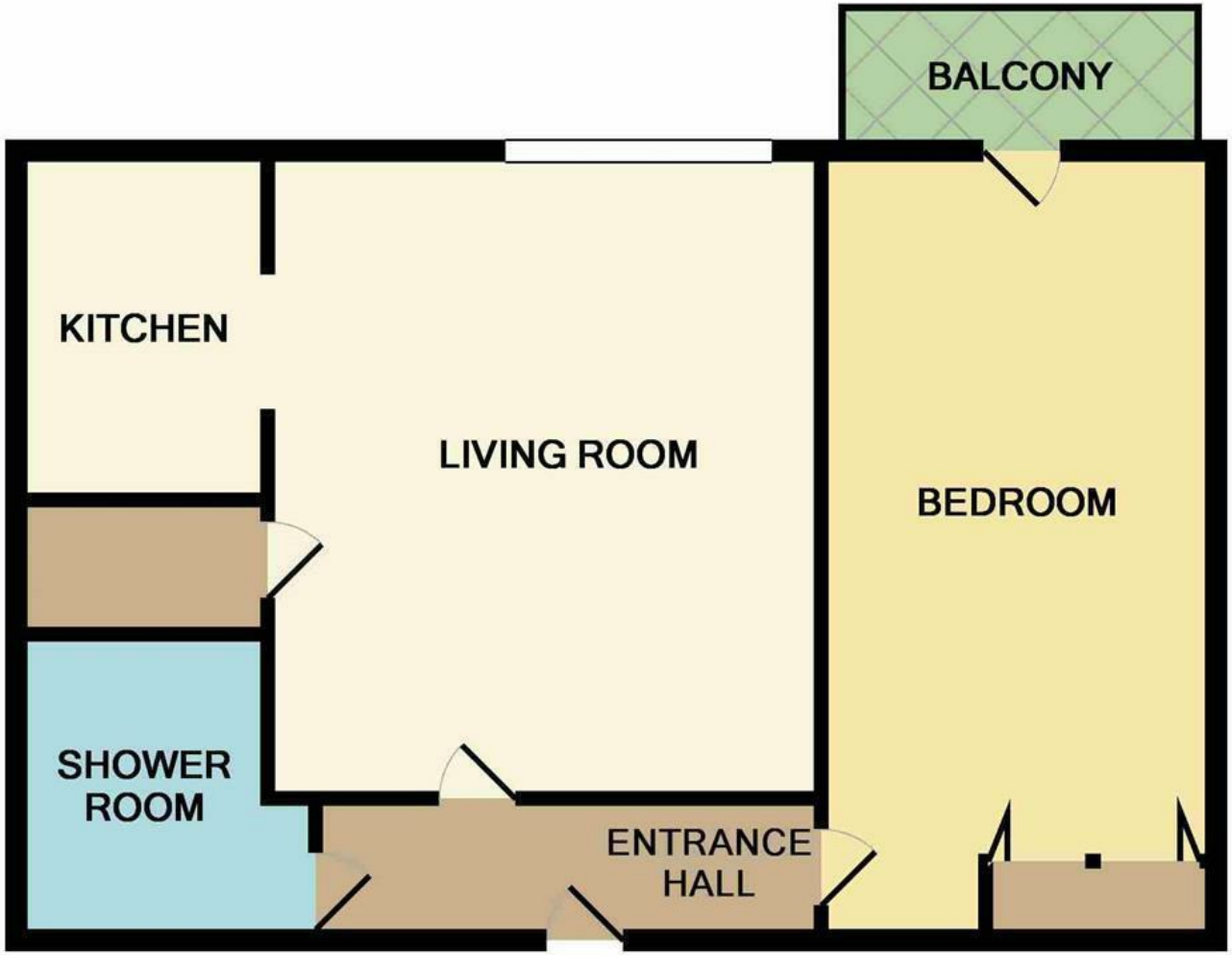
Outside

Communal Garden
Beautiful communal gardens surround the property being mainly laid to lawn with established shrub and flower beds.

Off Road Parking
To the rear on a first come first serve basis.

Lease And Maintenance
Service charge is approximately £1,700 per six months.
Ground rent is TBC.
There is approximately 66 years remaining on the 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.



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.4 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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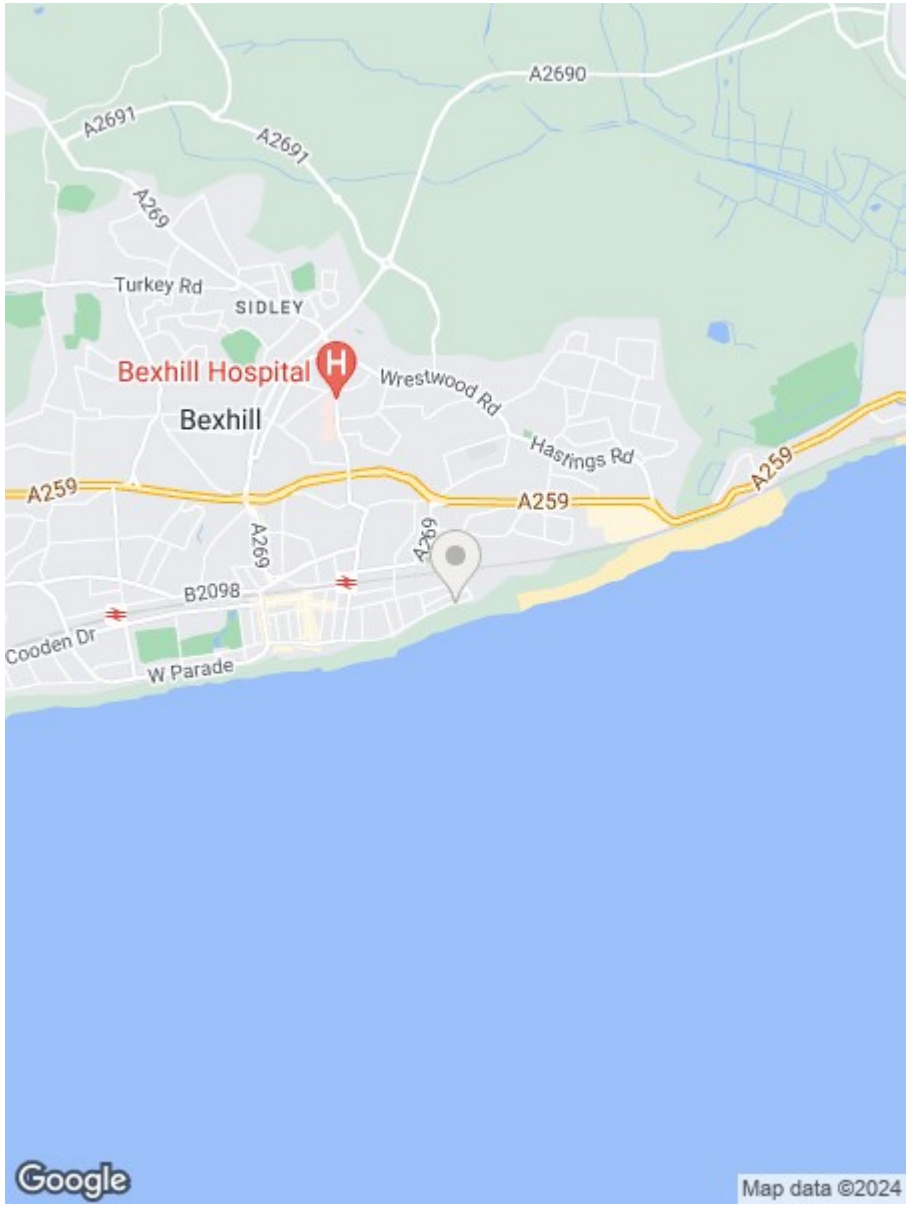

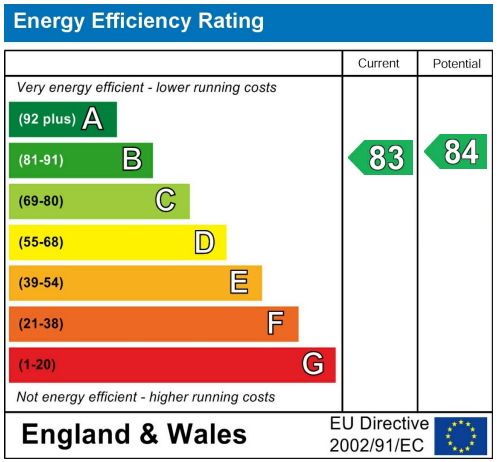

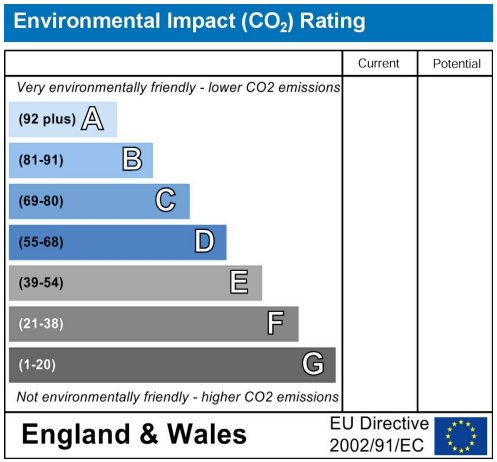

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