

**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 seafont 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. £2409.90 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.

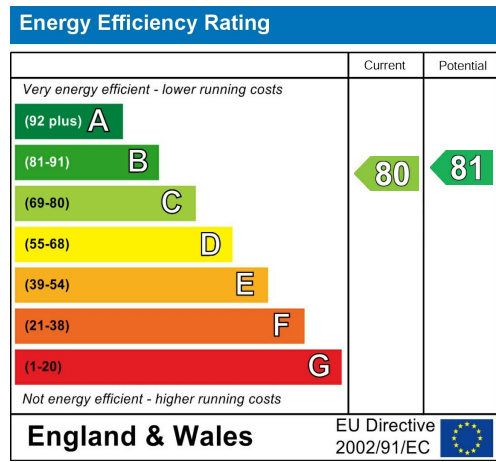




TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.2 SQ.M.)

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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