

**RUSH
WITT &
WILSON**



**30 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL
£122,500**

A well presented one bedroom second floor retirement flat with stunning sea views, private sun balcony, modern fitted kitchen, modern fitted shower room, night storage heating, double glazed windows and doors, lift access, entry phone system, seafront location, close to Bexhill town centre and mainline railway station, in-house manager, over 60's retirement complex, 24/7 emergency pull cords, communal gardens, communal parking, communal residents lounge, guest suite and laundry room. VACANT POSSESSION, Viewing is highly recommended by RWW sole agents.



Communal Entrance Hallway

With entry-phone system, stairs or lift to the second floor.

Private entrance Hall

With entrance door, entry-phone system, emergency pull-cord, storage cupboard.

Living Room

15'1" x 10'7" (4.61 x 3.24)

Window and door lead out onto a beautiful glass sun balcony with stunning sea views and over Galley Hill , night storage heater.

Kitchen

5'4" x 7'3" (1.65 x 2.21)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, freestanding electric oven and grill with hob, fridge/freezer, tiled splashbacks.

Bedroom

11'11" x 8'6" (3.64 x 2.60)

Window overlooks the easterly elevation with stunning sea views and across Galley Hill, built in wardrobe cupboards, night storage heater.

Shower Room

Modern suite comprising walk in shower cubicle with electric wall mounted shower unit, controls and showerhead, wc with concealed cistern, inset wash hand basin with vanity unit, tiled walls, wall mounted electric heater.

Communal Facilities

In-house manager, 24/7 emergency pull cords, communal residents lounge, guest suite and laundry room.

Outside

Communal Gardens

Beautiful communal gardens, easy access for the beach and promenade, Bexhill town centre and mainline Railway with direct links to London.

Communal Parking

Lease And Maintenance

Service charge is approximately £1,200 per six months.

Ground rent is £226 per 6 months. Lease approx. 65 years remaining.

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.

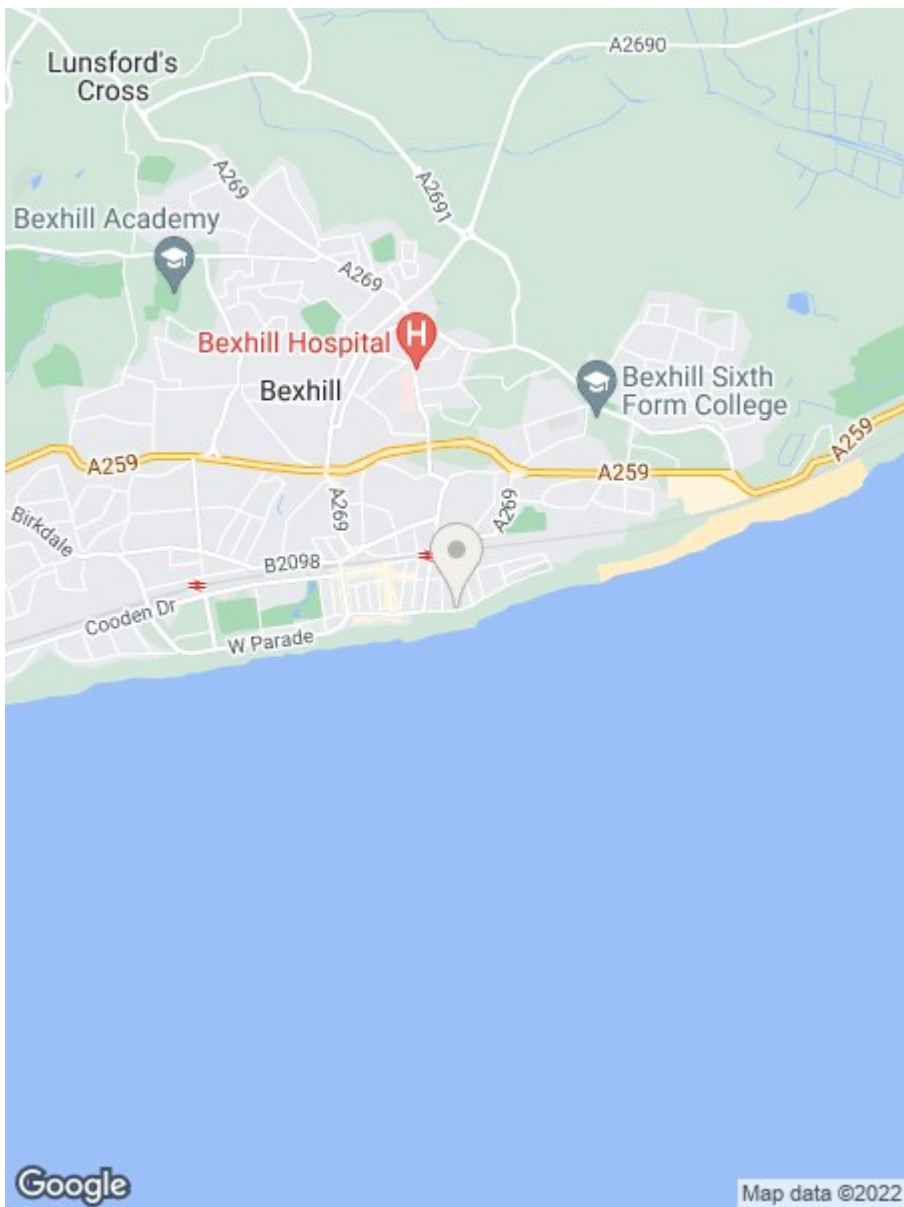




TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 SQ.M.)

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, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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