78 The Sackville De La Warr Parade, Bexhill on Sea, East Sussex TN40 1LS
Offers In Excess Of £115,000 Leasehold

Bright and spacious one bedroom fourth floor apartment with spectacular sea views throughout, situated in this popular over 55's retirement block of The Sackville. Internally the property comprises south facing living room, fitted kitchen, one bedroom, shower room suite and other internal benefits including electric heating throughout and double glazed windows and doors. The building contains facilities for its residents, such as a hair salon, a beauty salon, a launderette, a bar/restaurant and a communal lounge which often holds evening events for residents to attend bringing a social aspect for the residents. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.

Communal Entrance Hallway
With stairs and lift leading to the fourth floor.

Private Entrance Hallway
Entrance door, electric radiator.

Living Room
15'8 x 13'1 (4.78m x 3.99m)
Double glazed windows to the southerly elevation with stunning far reaching sea views, electric radiator.

Kitchen
8'7 x 7'5 (2.62m x 2.26m)
Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob and extractor canopy above, tiled splashbacks, space for under counter fridge and freezer, double glazed window to the side elevation with stunning sea views reaching past Galley Hill towards Hastings.

Bedroom One
15'10 x 8'8 (4.83m x 2.64m)
Double glazed window to the side elevation with stunning sea views, electric radiator, built-in wardrobe cupboards.

Shower Room
With suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, shower cubicle with chrome mounted shower controls, shower attachment and showerhead, obscure double glazed window to the side elevation, part tiled walls, heated towel rail.

Communal Facilities
Communal lounge with library, social events and bar, refurbished guest suite, laundrette and on site concierge 8am-4pm.

Lease & Maintenance
There are 152 years remaining on the lease.
Annual service charge £4,150.
Annual ground rent £150.

Agents Note
Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4TH FLOOR
502 sq.ft. (46.6 sq.m.) approx.

TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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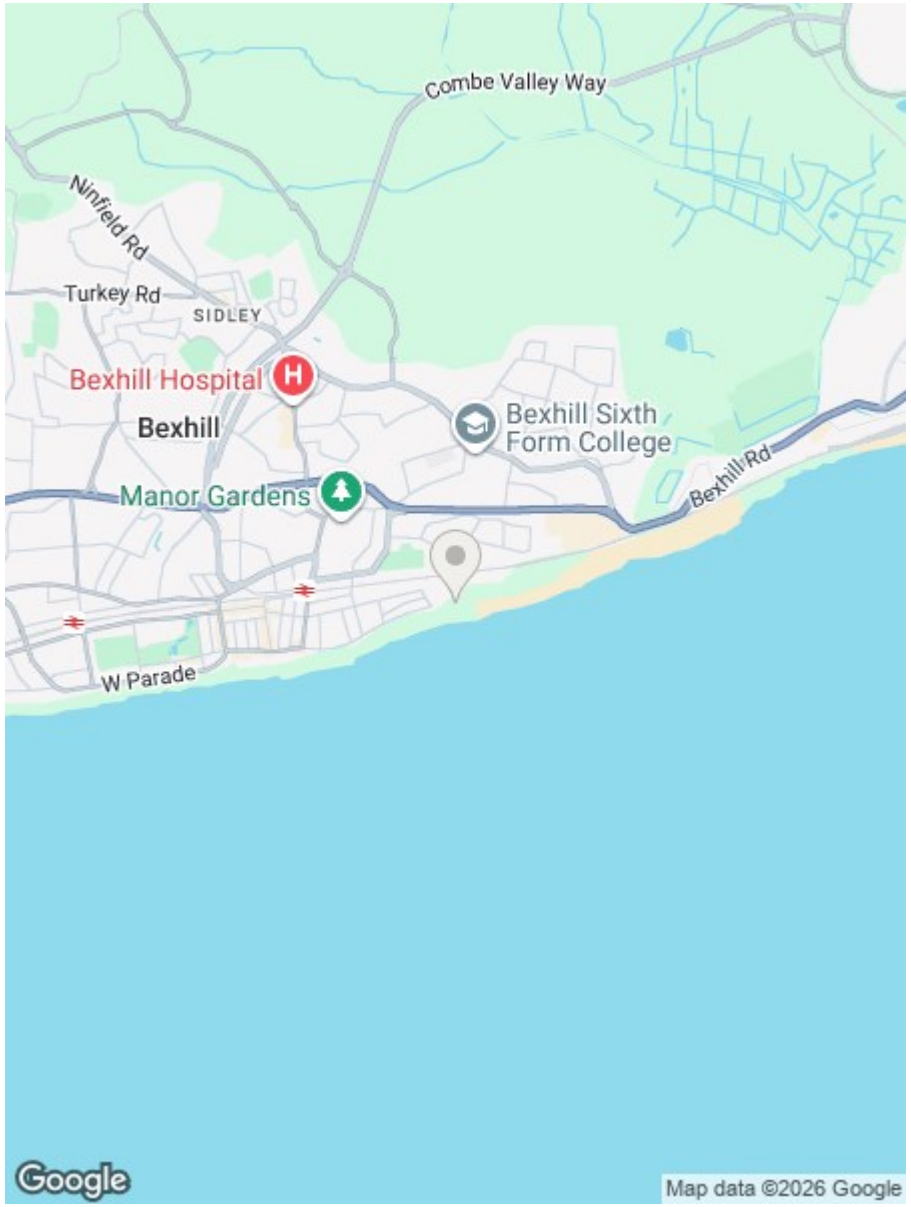

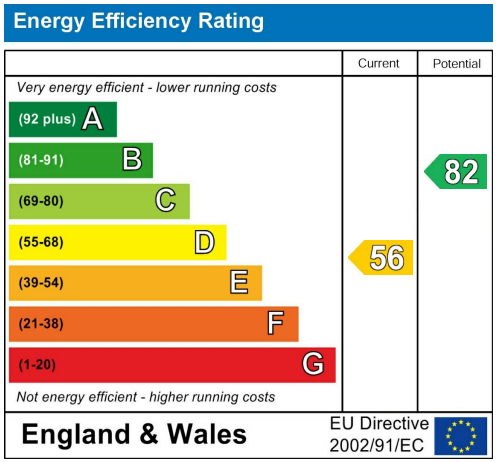

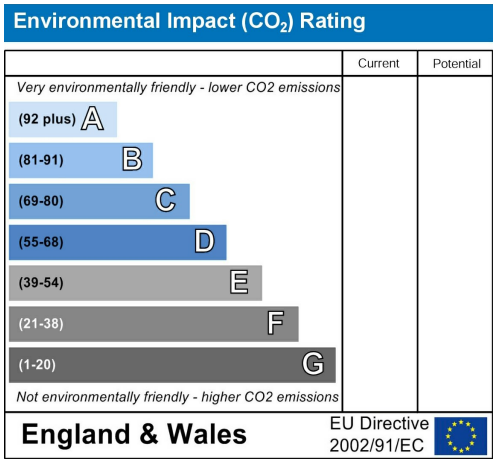

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