

RUSH
WITT &
WILSON



**12 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS
£84,950**

A well presented one bedroom first floor seafront retirement apartment, situated in the sought after retirement building of the Sackville, ideally located on Bexhill seafront and within easy reach of Bexhill town centre with its wide range of amenities. The property comprises, large living room, bedroom, fitted kitchen and shower room. Viewing comes highly recommended by Rush, Witt & Wilson.



Communal Entrance Hall

With grand reception hall with stairs and lift leading to the first floor.

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.

Communal Facilities

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

Private Entrance Hall

With entrance door, entry phone system, airing cupboard housing the hot water cylinder and slatted shelving, additional storage above.

Lounge

16'1" x 14'2" (4.91 x 4.32)

Double glazed window to the side elevation, night storage heater, feature fireplace with electric fire.

Kitchen

8'8" x 4'7" (2.65 x 1.40)

Window to the side elevation. Fitted kitchen comprising a range of base and wall units with laminated straight edge worktops, single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, electric oven with grill, tiled splash-backs and tiled floor.

Bedroom

13'8" x 6'0" (4.18 x 1.83)

Double glazed window to the side elevation, built in wardrobe cupboards with hanging space and shelving and additional storage cupboard above.

Bathroom

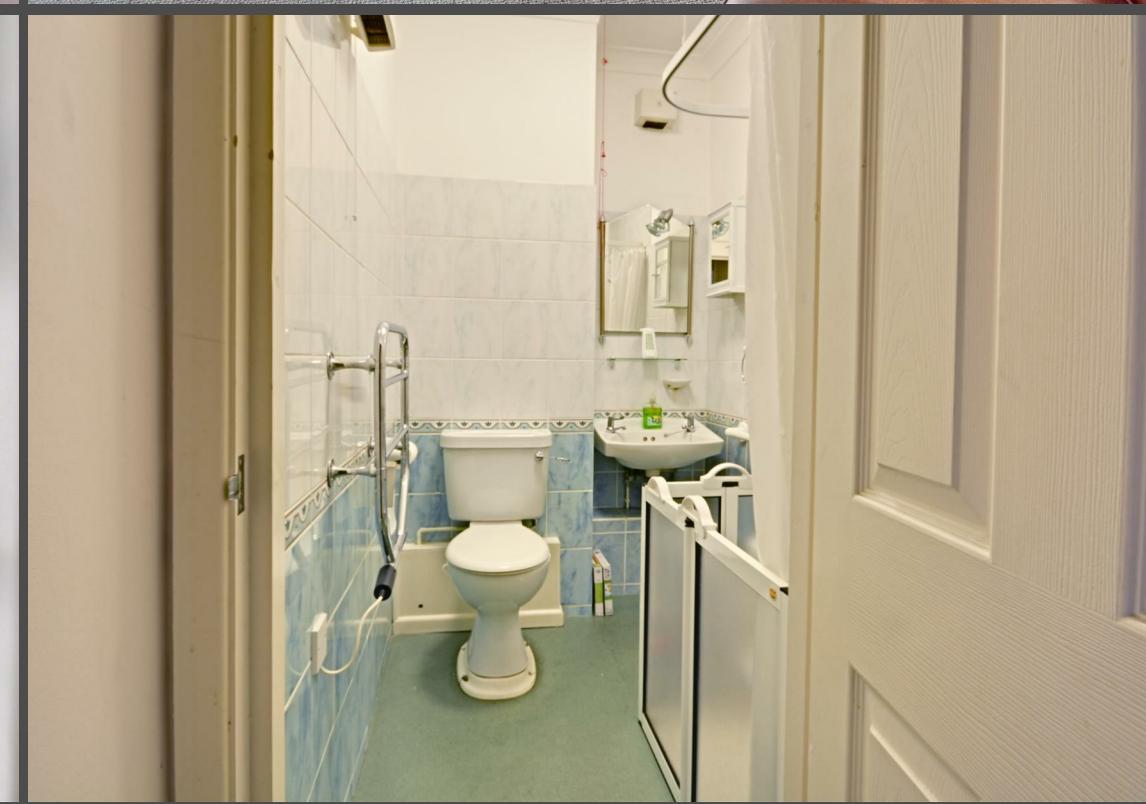
Suite comprising w.c. with low level flush, wall mounted wash hand basin, electric chrome heated towel rail, part tiled walls, walk-in shower with electric shower unit and controls with shower head and wall mounted electric warm air heater.

Maintenance Details

There are 65 years remaining lease, we have been advised that the annual service charge is £4,320.00, the annual ground rent is £75 and there is a charge for water of £50 every three months.

Agents Notes

None of the services or appliances mentioned in these sale

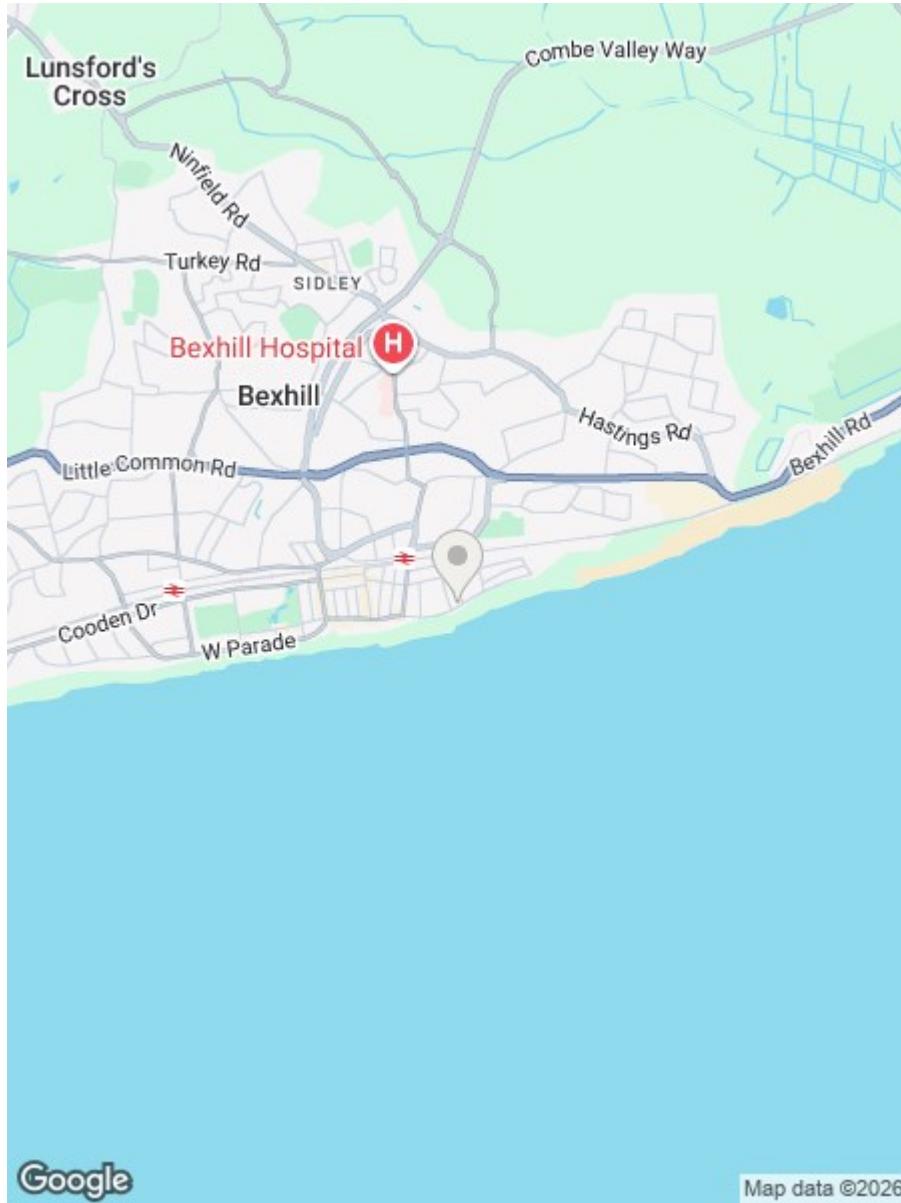




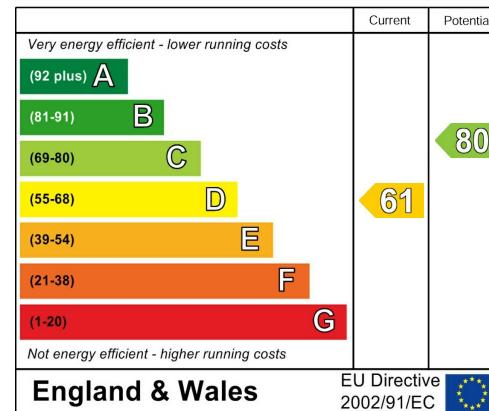
TOTAL APPROX. FLOOR AREA 372 SQ.FT. (34.5 SQ.M.)

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

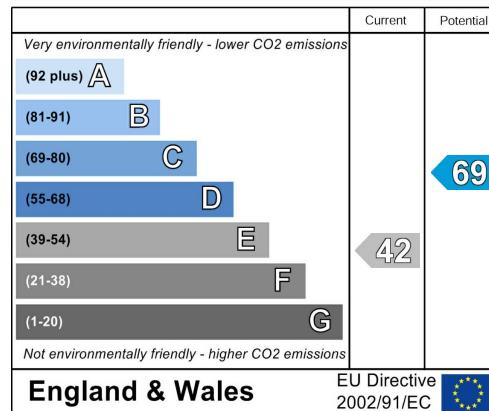
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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