RUSH WITT & WILSON

53 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS
£105,000 Leasehold

A well presented one bedroom third floor apartment situated in this popular over 50's block in the Sackville apartments. Internally the property comprises kitchen/living room, bedroom and shower room. Other internal benefits include double glazed windows and doors, electric heating and ample storage space throughout. The property benefits from stunning sea views and is chain free. The building benefits from other facilities such as, large communal lounge with social events and bar, concierge, guest suite, laundry facilities and access into the popular 'Sackville Bistro'. Ideally situated in this iconic seafront block with easy access to Bexhill town centre, Bexhill Seafront and Bexhill Rail station. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.

Communal Entrance Hallway

Private Entrance Hallway
Entryphone system, entrance door, electric radiator, large storage cupboard with hanging space and shelving, two large storage cupboards with shelving.

Kitchen/Living Room
17'1 x 16'4 (5.21m x 4.98m)
Two sets of double glazed windows to the side elevation with beautiful sea views, large airing cupboard housing hot water cylinder, slatted shelving with additional storage above. 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 gas hob and extractor canopy above, integrated fridge and freezer, breakfast bar.

Bedroom
11'7 x 9'6 (3.53m x 2.90m)
Two sets of double glazed windows to the side elevation with stunning views across the sea, electric radiator, built-in wardrobe cupboards.

En-Suite Shower Room
Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, obscure double glazed window to the side elevation.

Communal Facilities
The building benefits from other facilities such as, large communal lounge with social events and bar, concierge, guest suite, laundry facilities and access into the popular 'Sackville Bistro'. Ideally situated in this iconic seafront block with easy access to Bexhill town centre, Bexhill Seafront and Bexhill Rail station. Offered with no onward chain, viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.

Tenure
The flat is Leasehold with 189 years from 1989 which leaves 153 years remaining. The ground rent is £150 per annum, service charge is £4,150 per annum and water charge is £200 per annum. Please note service charges and ground rent can be paid by monthly installments at a cost of £358.33.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

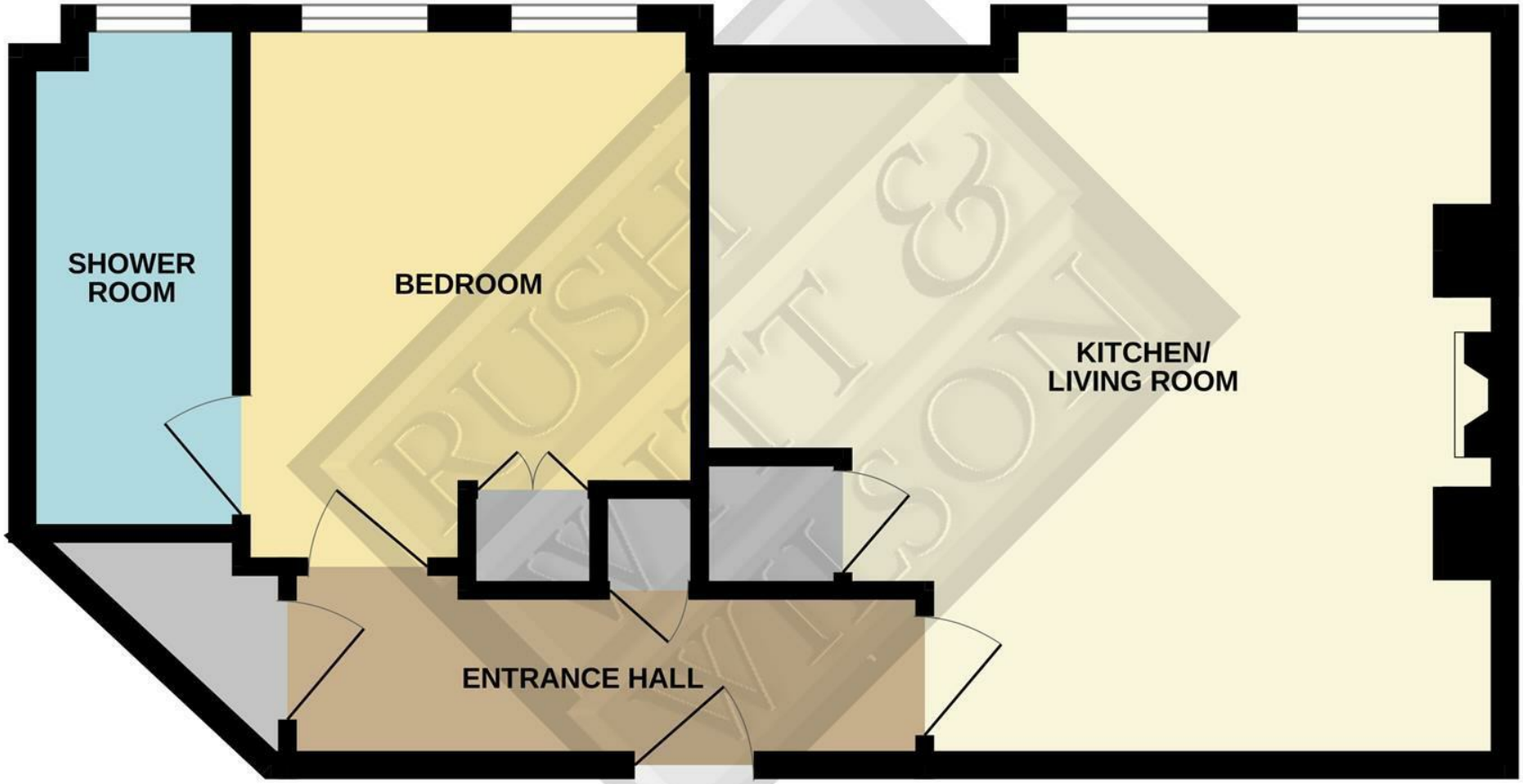
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

3RD FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.3 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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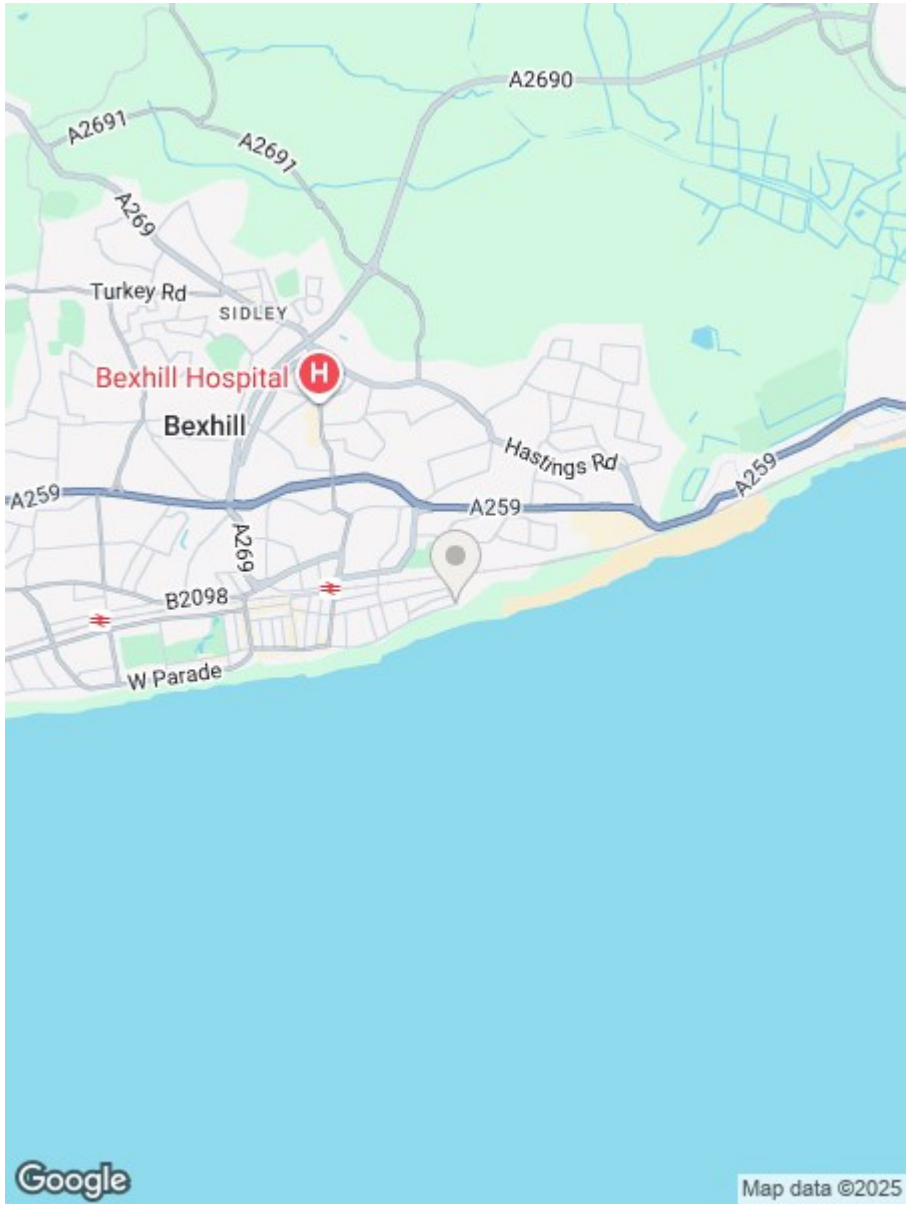

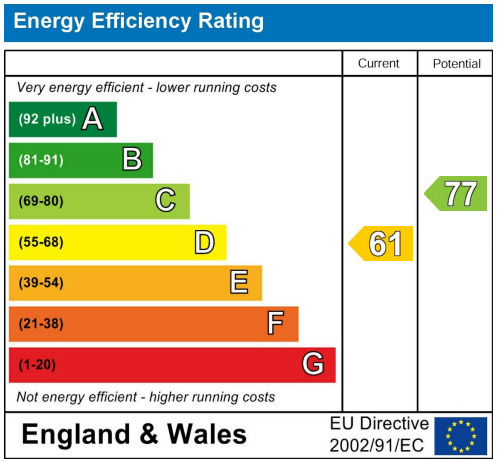

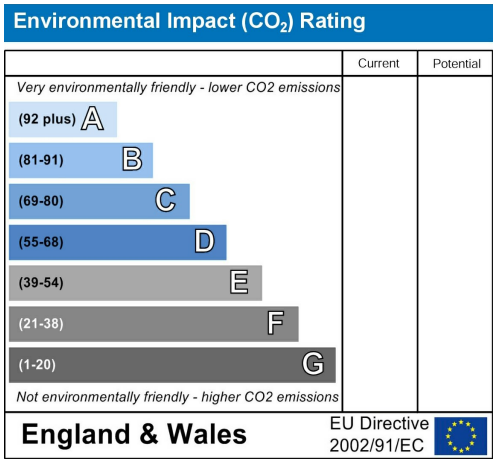

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