

**RUSH
WITT &
WILSON**



**59 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS
£135,000**

An opportunity to acquire this stunning one bedroom third floor seafront flat for the over 50's in this iconic seafront building. Accommodation comprises an open plan lounge with modern fitted kitchen, a double bedroom with built in wardrobe and a modern fitted shower room. Both the lounge/kitchen and bedroom boast stunning panoramic sea views across the English Channel. The building further benefits from additional facilities such as communal lounge, concierge, laundrette and access into the popular 'Sackville Bistro'. The property is located on Bexhill's picturesque seafront within easy walking distance to Bexhill town centre with its wide range of shops, cafes and restaurants and Bexhill main line rail station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this stunning apartment in this sought after location. Offered with NO ONWARD CHAIN. Council Tax Band: A. EPC: D



Communal Entrance

With stairs and lift leading to the third floor.

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 Hallway

With entrance door.

Kitchen/Living Room

15'3" x 14'2" (4.67 x 4.34)

Two sets of double glazed windows overlooking the front elevation with beautiful views towards the sea, radiator, bespoke fitted cupboards, large storage cupboard housing the hot water cylinder.

The modern fitted kitchen comprising a range of wall and base level units with laminate straight edge worktop surfaces, sink with mixer tap, integrated electric oven, two ring electric hob with extractor canopy above, space for freestanding fridge and freezer, part tiled walls, integrated dishwasher.

Bedroom

9'10" x 8'11" (3.00 x 2.72)

Double glazed windows to the southerly elevation with beautiful views across the sea, built in wardrobe cupboards with hanging space and additional storage above, radiator.

Shower Room

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, heated towel rail, tiled walls.

Lease and Maintenance

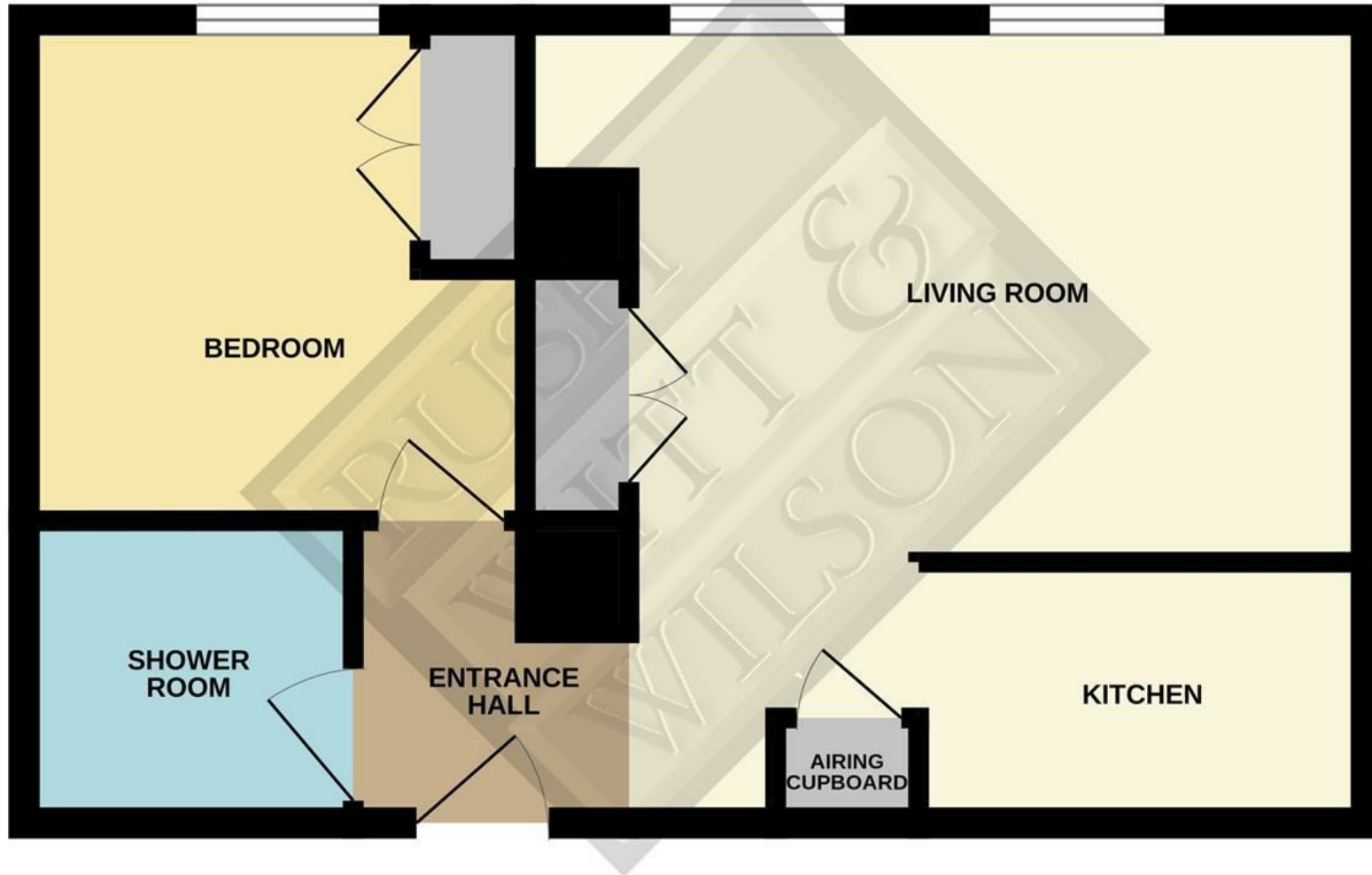
Remainder of 99 year lease, service charge £3950 p/a, ground rent £150 p/a, water charge £200 p/a

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.

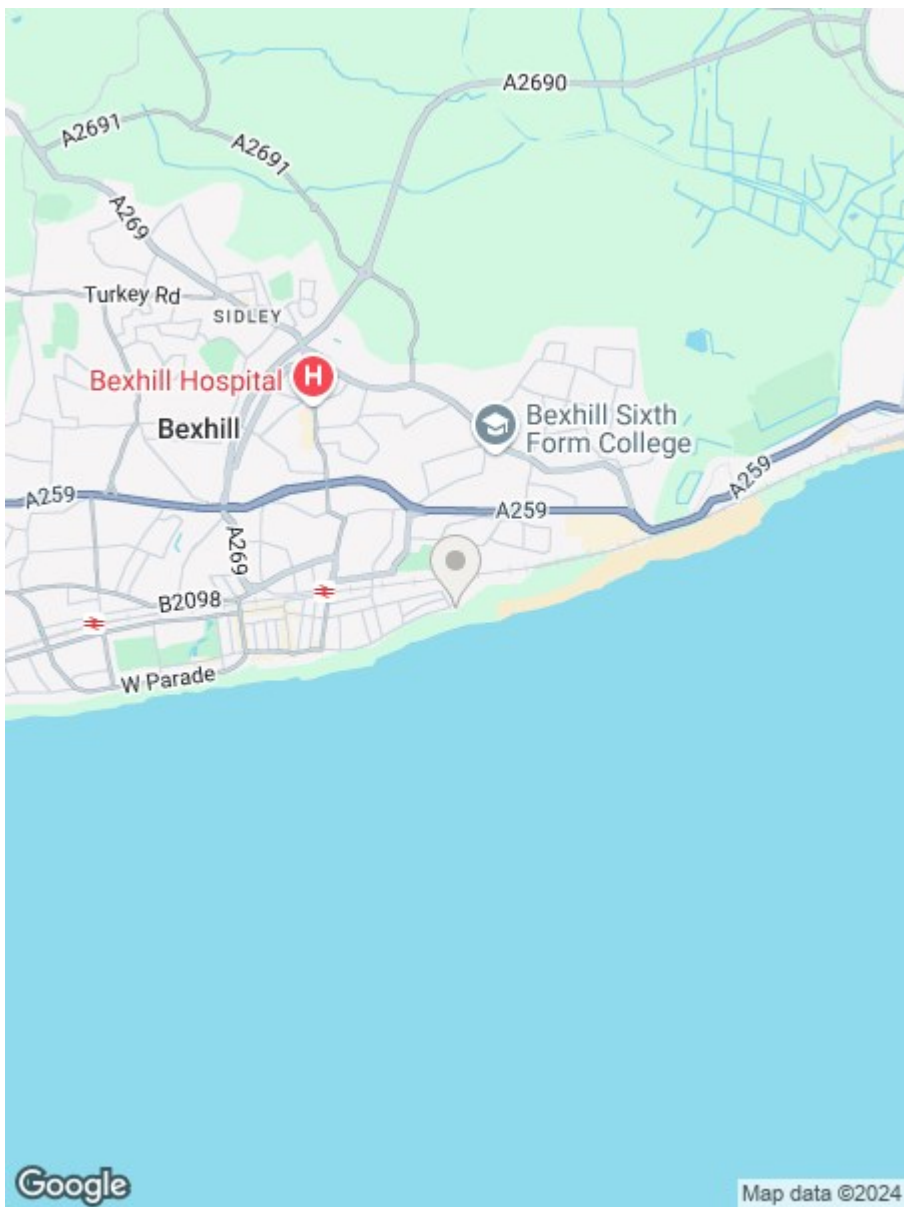


THIRD FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**