RUSH WITT & WILSON

4, Strathmore Court De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1NU
£399,000

A stunning three bedroom first floor sea front flat with beautiful sea views and private south facing sun balcony. Built in 1932, this is one of the finest art deco buildings to be found along Bexhill's seafront, hence very seldom does one ever become available! The property has a modern gas central heating system, anodized aluminum double glazed windows and doors with 10 year Fensa warranty, two bathrooms, stunning kitchen/breakfast room, workshop and garage, off road parking, beautiful art deco fireplaces, exposed floorboards, communal gardens and share of freehold. Viewing comes highly recommended by RWW sole agents.

Communal Entrance Hallway
With stairs to the first floor.

Private Entrance Hall
With hardwood entrance door, electric meter cupboards, space for shoes and coats.

Inner Hallway
Exposed floorboards.

Living/Dining Room
27'6 x 14'9 (8.38m x 4.50m)
Exposed floorboards, stunning art deco fireplace with gas points, French door open out onto a beautiful balcony with wrought iron railings and tiled floor with stunning views over the adjoining beach and sea, further window to the front south elevation, double radiator.

Kitchen/Breakfast Room
12'10 x 11'8 (3.91m x 3.56m)
Window to the rear elevation, modern kitchen comprising a range of high gloss finish base and wall units with laminate straight edge worktops, twin drainer single bowl sink unit with mixer tap, integrated oven and grill with induction hob, integrated dishwasher, built in fridge/freezer, vertical radiator, utility cupboard/larder with plumbing for washing machine and window to the rear elevation, door to rear access leading down to communal gardens and garage.

Bedroom One
13'2 x 14'6 (4.01m x 4.42m)
Window overlooking the front southerly elevation with stunning sea views, double radiator, exposed floorboards, built in wardrobe.

Bedroom Two
10'10 x 9'7 (3.30m x 2.92m)
Window to the rear elevation, exposed floorboards, double radiator.

Jack And Jill Bathroom
Modern corner bath, double ended with hand shower attachment, chrome controls, WC with low level flush, wall mounted wash hand basin with vanity drawers beneath, modern radiator, obscure glass window overlooks the rear elevation.

Bedroom Three
14'2 x 8'7 (4.32m x 2.62m)
Window to the rear elevation, exposed floorboards.

Shower Room
Modern suite comprising walk in shower with Mira remote digital controls controls and showerhead, marble effect tiling, wall mounted wash hand basin with vanity drawer beneath, mirror and light, WC with low level flush, obscured glass window overlooks the rear elevation, vertical radiator.

Outside

Communal Gardens
Beautiful communal gardens with a whole host of plants, shrubs and flowers and trees of various kinds, sea views.

Garage
With up and over door, power and light, access to the rear via timber framed workshop, additional off road parking is available outside the garage area.

Visitor Carpark

Lease And Maintenance
Share of Freehold, Remainder of 999 year lease from approximately 1972 . Service Charges for 2021/22 approximately £120 per month to include water, garden maintenance and sewage,

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.

REFILLS

TOTAL APPROX. FLOOR AREA 1187 SQ.FT. (110.3 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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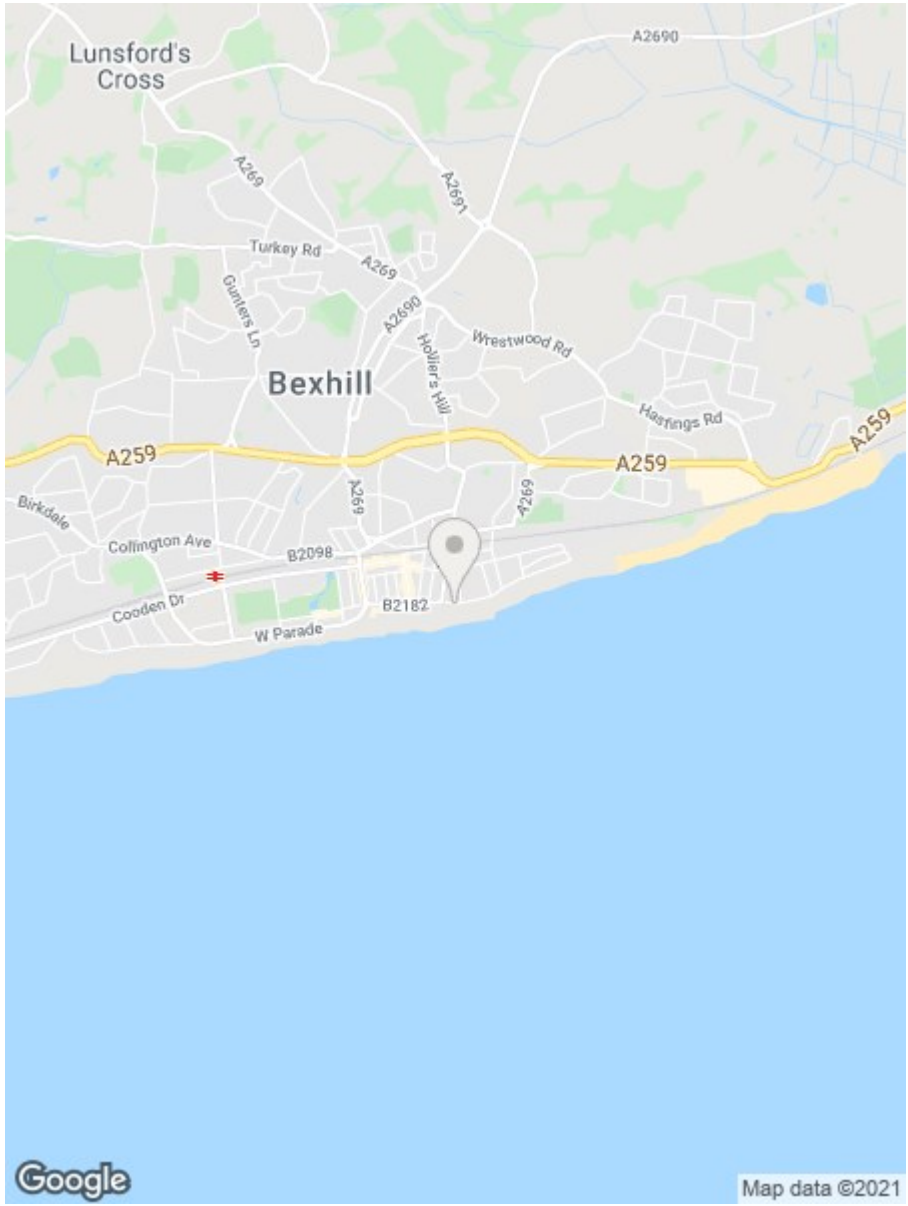

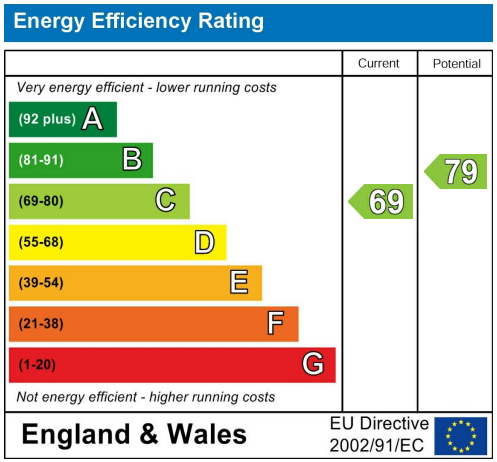

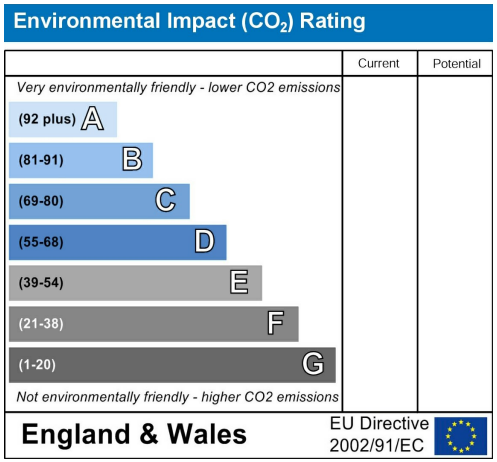

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