



West Parade
Bexhill-On-Sea, TN39 3DX

£425,000 Leasehold

Wyatt
Hughes

WEST PARADE, BEXHILL-ON-SEA, TN39 3DX

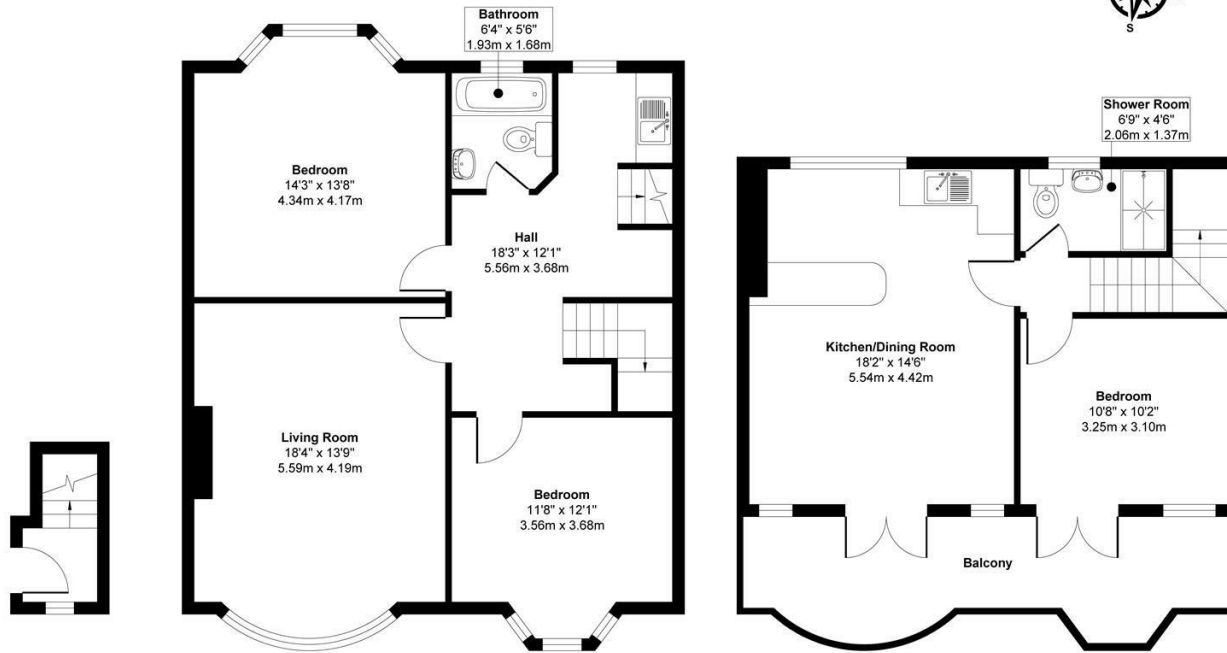
£425,000 £425,000 LEASEHOLD



• TAX BAND B • EPC RATING C • STUNNING DUPLEX APARTMENT • DIRECT PANORAMIC SEA VIEWS • PRIVATE BALCONY • TWO GARAGES • 1300 SQ FT • THREE BEDROOMS • TWO BATHROOMS / WC • 999 YR LEASE FROM 2020 FREEHOLD OF THE BUILDING NIL GROUND RENT AND 1/3 MAINTENANCE CHARGE AS AND WHEN REQUIRED

West Parade

Approximate Gross Internal Floor Area
1300 sq. ft / 120.77 sq. m



GROUND FLOOR

FIRST FLOOR

THIRD FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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