



18 St Kitts West Parade, Bexhill on Sea, TN39 3DR

£265,000





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- Bright & attractive fourth floor seafront flat, served by lift, with far-reaching sea views
- Double aspect living room with access to south-west facing balcony with sea views
- Modern shower room
- Single garage in adjacent block
- Situated within a few hundred yards of buses, railway station, and bowls greens
- Two double bedrooms - both with far-reaching views over the town
- Kitchen with integrated appliances
- Electric heating & uPVC double glazing
- Constant hot water supplied and included in maintenance charge
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a bright and most attractive fourth floor seafront flat, served by lift, on the west wing of one of these sought after blocks built in the 1970's by local builders, R.A. Larkin. The property offers excellent, spacious accommodation which includes two double bedrooms, with views over the Polegrove recreation ground and the town, a double aspect living room with a south-west balcony providing lovely, far-reaching views out to sea, a good size kitchen with integrated appliances, and a modern shower room. Further benefits include uPVC double glazing, electric heating, and constant hot water is provided from a communal boiler and included in the service charge. There is also an entryphone system, rubbish chutes on each floor and, outside, communal lawns and a garage.

The property is situated on the seafront, backing onto the Polegrove recreation ground and only yards from Egerton Park, both with bowls greens. The local town bus stops outside the block and Collington Halt railway station is only a few hundred yards distant. The town centre is just over ½ mile.



Communal Entrance Hall

Spacious Hall

23'6 max x 7'5 max (7.16m max x 2.26m max)

Double Aspect Living Room

15'7 x 14'8 (4.75m x 4.47m)

South-West Balcony

12'6 x 4'8 (3.81m x 1.42m)

Kitchen 14'8 max x 14'1 max (4.47m max x 4.29m max)

Double Aspect Bedroom One

19'7 max x 11'3 (5.97m max x 3.43m)

Bedroom Two

15' x 11'7 (4.57m x 3.53m)

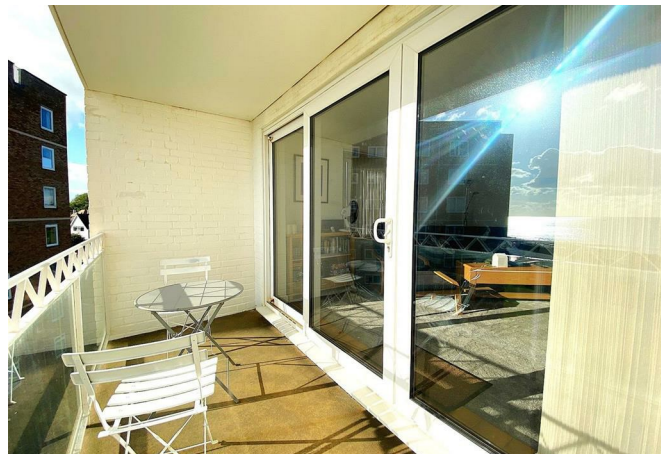
Shower Room

Single Garage

19'2 x 9'6 (5.84m x 2.90m)

Communal Lawns & Visitor Parking Spaces

Lease: 999 years from 1971



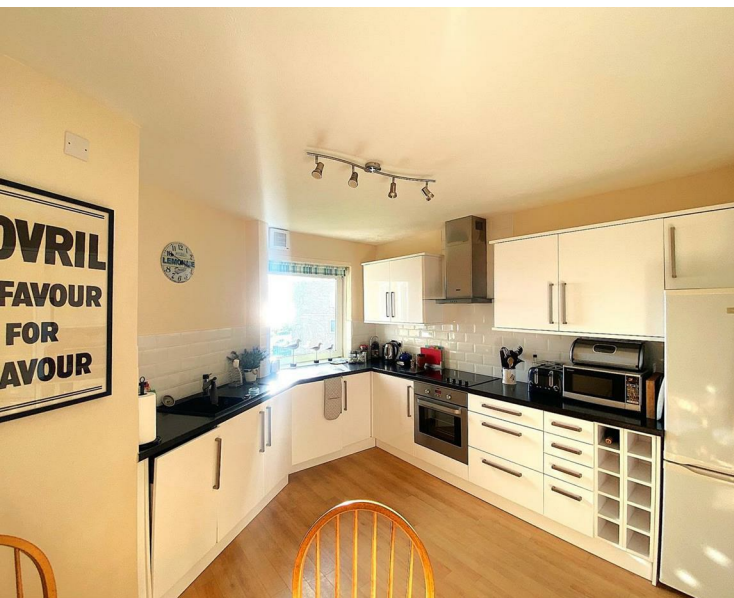


Maintenance For 2026: £3232.43

Share of Freehold

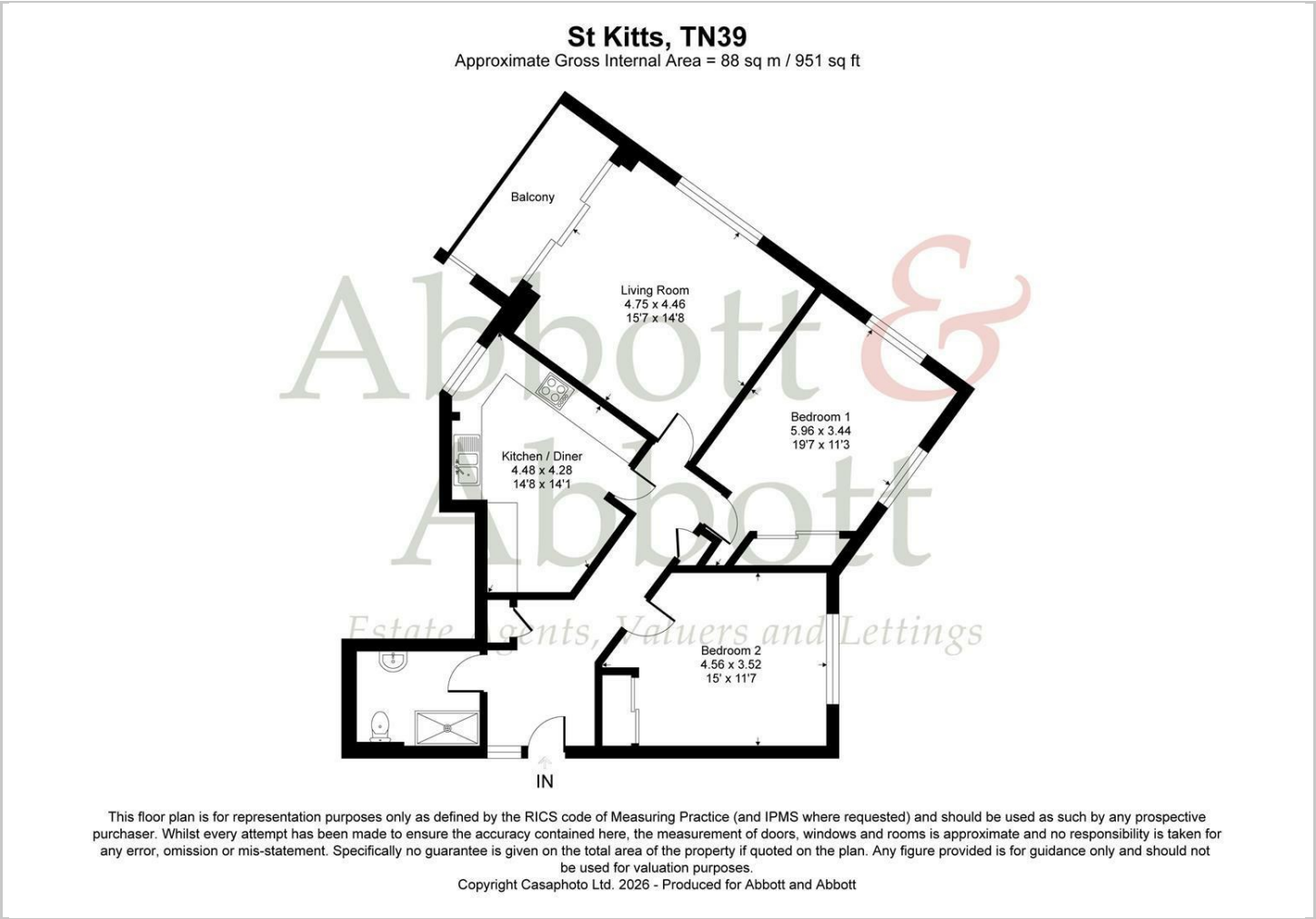
Council Tax Band: D (Rother District Council)

EPC Rating: D





Floor Plans

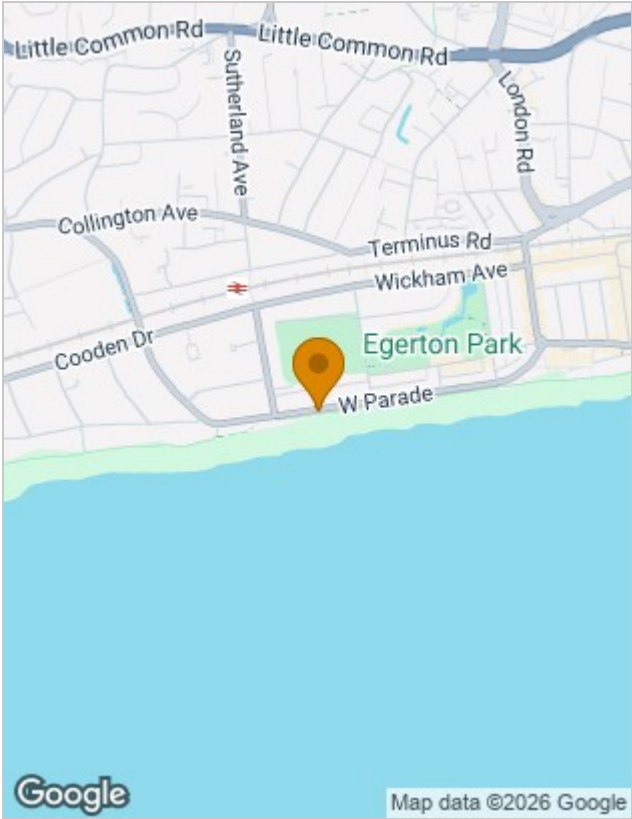


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

