

Abbott & Abbott

Estate Agents, Valuers and Lettings



7 Tobago West Parade, Bexhill-On-Sea, TN39 3YB

£420,000





£420,000

7 Tobago West Parade

Bexhill-On-Sea, TN39 3YB

- Bright & spacious first floor seafront flat with glorious sea views
- Two double bedrooms
- Two good reception rooms - each with south-facing balconies
- Kitchen with integrated oven & hob
- Contemporary shower room
- Garage
- Constant hot water supplied - cost included in service charge
- Less than a mile from town centre shops and services

Abbott & Abbott Estate Agents offer for sale this excellent first floor seafront flat, one of the larger, more sought-after designs to the front of the block, providing extensive views over the sea and along the promenade with Eastbourne and Beachy Head in the distance. Part of a well-known development built by local builders, R A Larkin in the late-1970's, the property offers bright and well presented accommodation which includes two double bedrooms - both with wardrobes, two large reception rooms - both served by south-facing balconies, a 15'10 kitchen with appliances, and a contemporary shower room with WC and a second separate WC. Outside, there are communal gardens and a garage. Electric slimline heaters are installed and there are uPVC double glazed windows and exterior doors. The block is served by a lift, features a useful rubbish chute and entryphone and constant hot water is supplied, the cost of which included in the service charge.

Well situated on the seafront, the block is just under a mile from the town centre and the De La Warr Pavilion, backing directly onto The Polegrove Recreation Ground and only yards from Egerton Park both with bowls.



Communal Entrance Hall

Spacious Entrance Hall

Lounge 17'2 x 12'8 (5.23m x 3.86m)

Long, South-Facing Main Balcony
24' x 3'7 (7.32m x 1.09m)

Dining Room 13'6 x 10'7 (4.11m x 3.23m)

Second Balcony 10'6 x 4'7 (3.20m x 1.40m)

Kitchen/Breakfast Room 15'10 x 7'9 (4.83m x 2.36m)

Bedroom One 19' x 10'9 (5.79m x 3.28m)

Bedroom Two 18'8 x 11'3 (5.69m x 3.43m)

Shower Room

Separate WC

Single Garage No 145





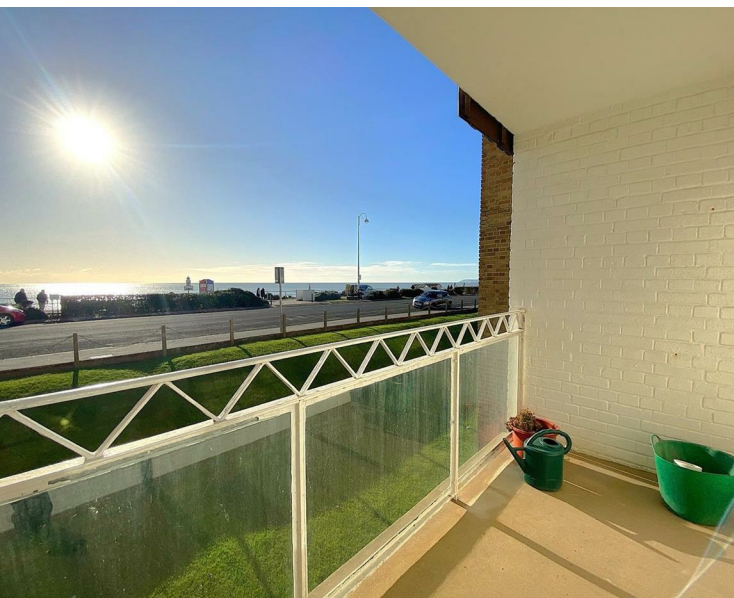
Communal Lawns

Lease: 999 years from 1971

Maintenance: To be advised

Council Tax Band: E (Rother District Council)

EPC Rating: C





Floor Plans



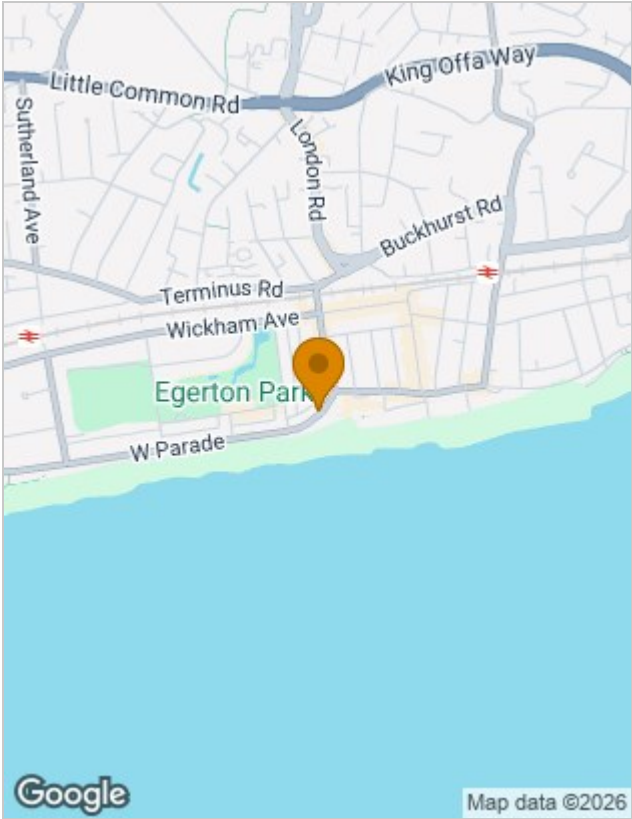
Viewing

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.

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Location Map



Energy Performance Graph

