

Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Grenada West Parade, Bexhill-On-Sea, TN39 3DP

£249,950

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£249,950

5 Grenada West Parade

Bexhill-On-Sea, TN39 3DP

- Well presented first floor seafront flat with sea views
- Double aspect living room with south-east facing balcony
- Modern shower room
- Favoured block with lift, entryphone, and constant hot water included in service charge
- Two double bedrooms - each with wardrobes
- 24'7 kitchen/dining room with contemporary units
- Garage in block
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this well-presented first floor seafront flat, served by lift, with views over the lovely communal gardens to the sea beyond. Built in the 1970's by local builders, R A Larkin, the property is on the east wing of one of these much favoured and ever-sought after blocks and provides bright and well proportioned accommodation including a double aspect living room with access to a south-east facing balcony, two double bedrooms - both with extensive wardrobe space, and a shower room. A particular feature is the superb kitchen/dining room, of an excellent size and equipped with a range of attractive contemporary units. There is constant hot water, provided from a communal boiler and included in the service charge, an entryphone system, rubbish chutes to each floor and, outside, communal gardens and a garage.

The property is situated on the seafront, adjacent to the Polegrove recreation ground and within easy reach of Egerton Park, both offering bowls greens. The town centre is just under a mile and Collington Halt railway station and local buses are a few hundred yards away in Cooden Drive.



Communal Entrance Hall

Long Entrance Hall 20' in length (6.10m in length)

Double Aspect Living Room 17'5 x 14'9 (5.31m x 4.50m)

South-East Facing Balcony 11'2 x 4'7 (3.40m x 1.40m)

Kitchen/Dining Room 24'7 x 9'6 (7.49m x 2.90m)

Bedroom One 21' x 11'6 (6.40m x 3.51m)

Bedroom Two 14'5 x 11'10 (4.39m x 3.61m)

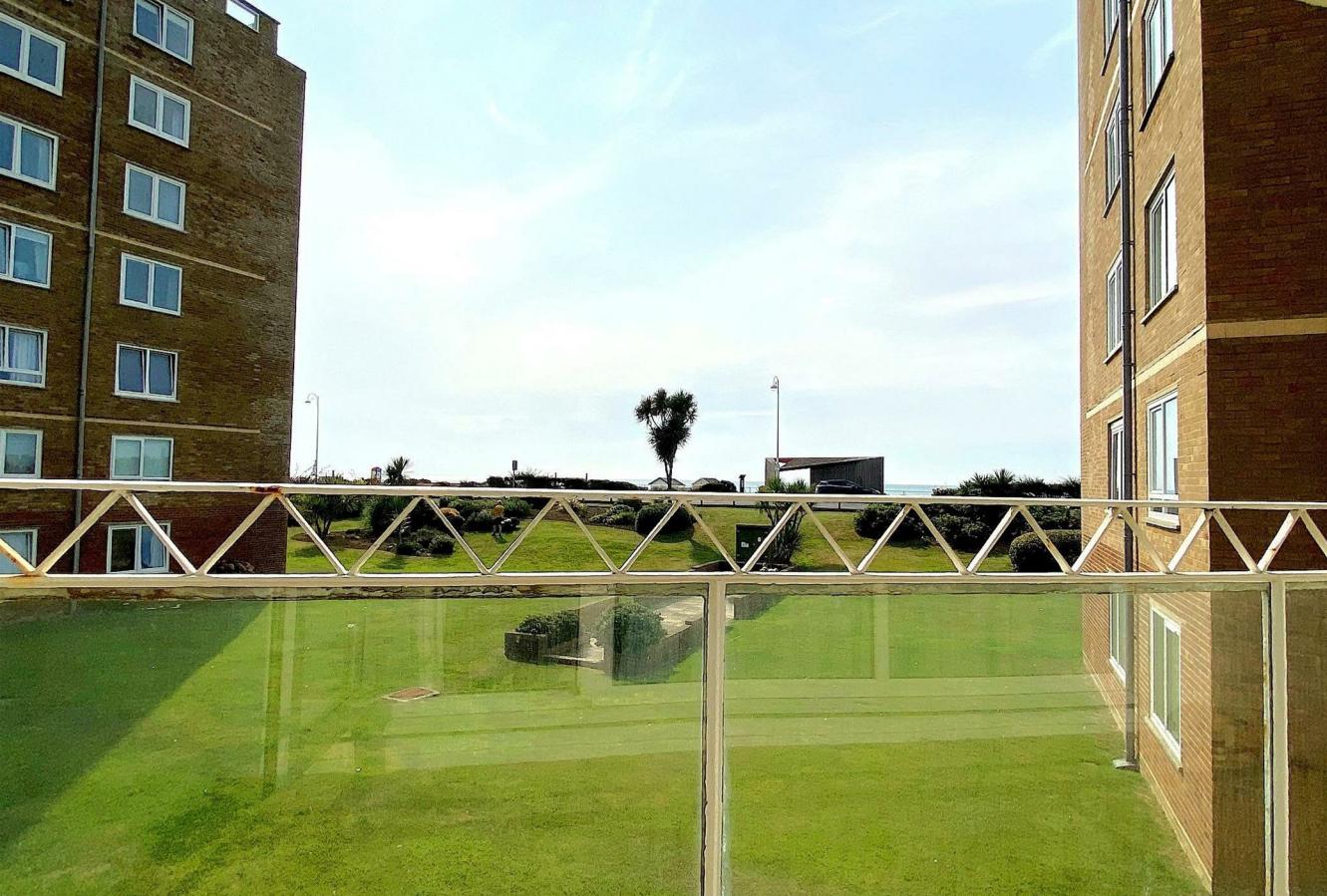
Shower Room

Garage No 119 19' x 9'3 (5.79m x 2.82m)

Communal Lawns

Lease: 999 years from 1971

Maintenance: For 2024: £3355

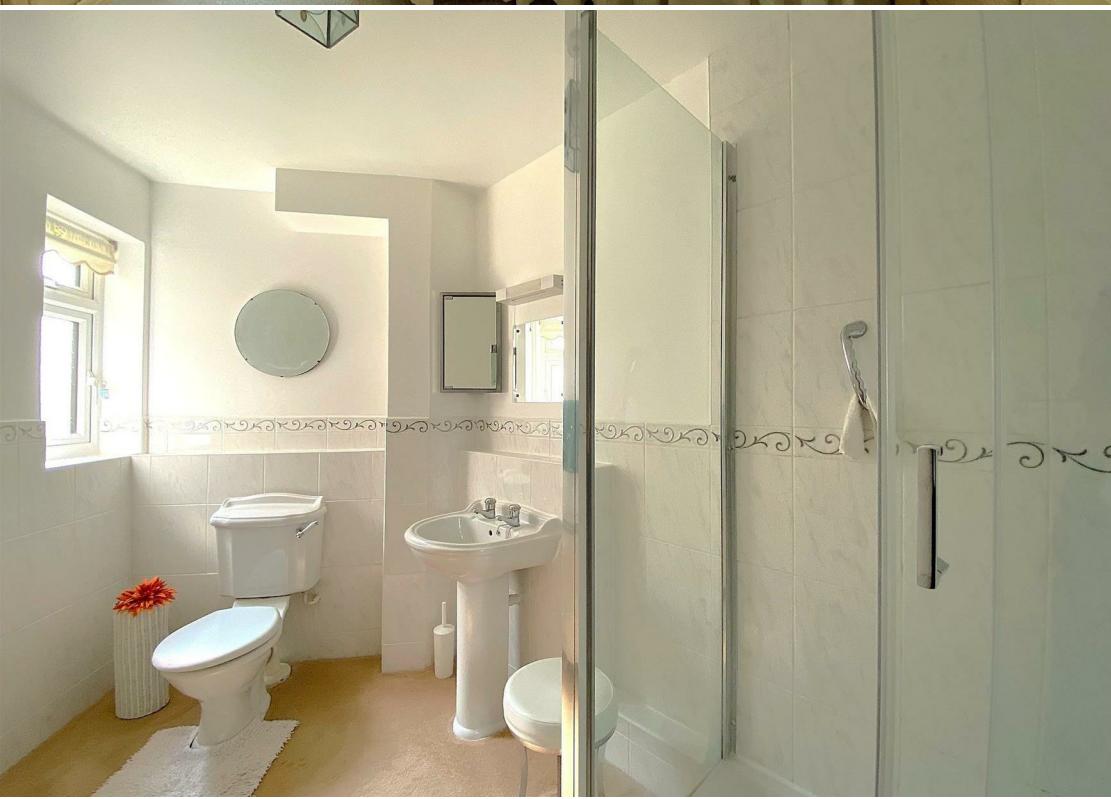


Share in Freehold Company

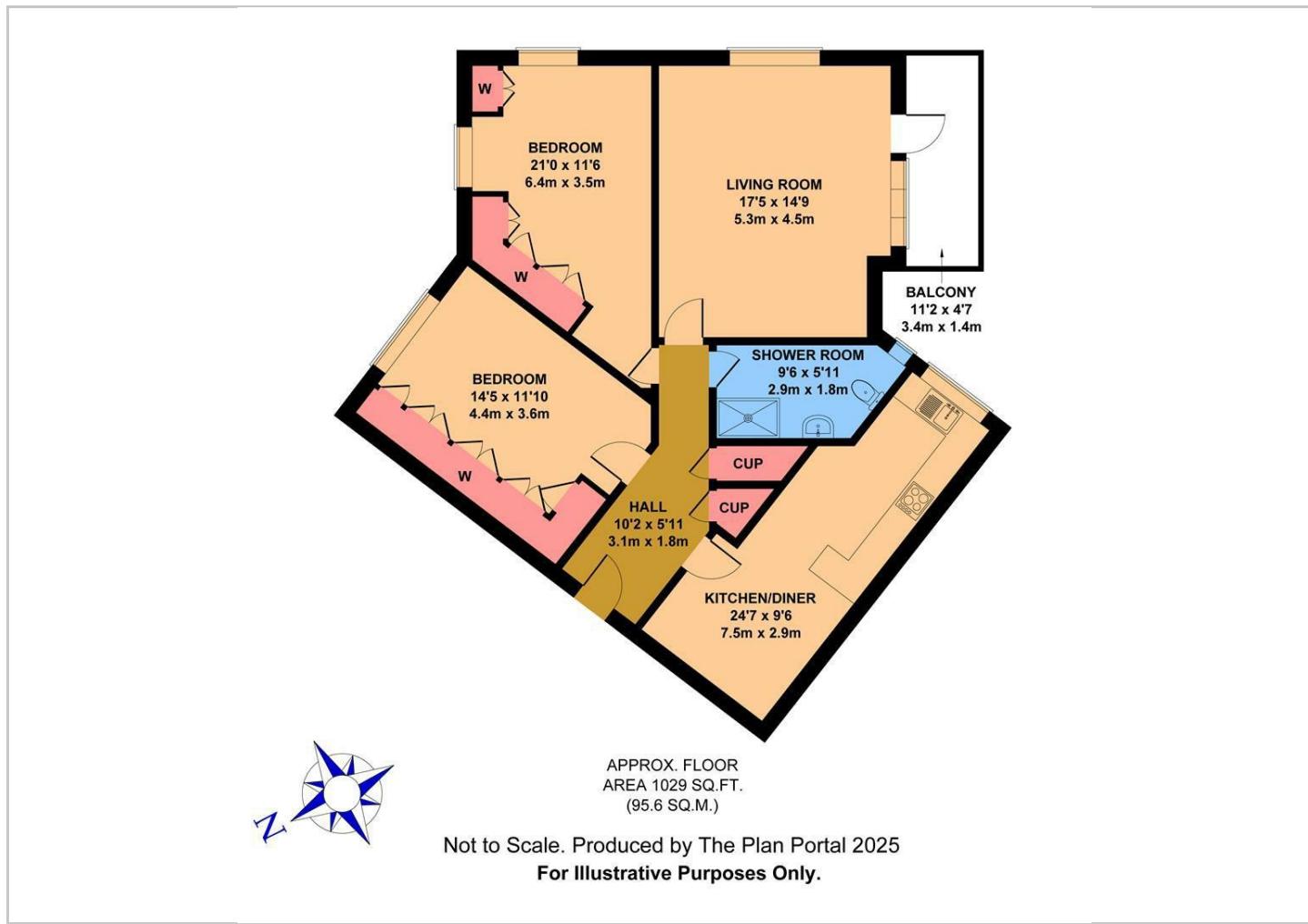
Council Tax Band: D (Rother District Council)

EPC Rating: D

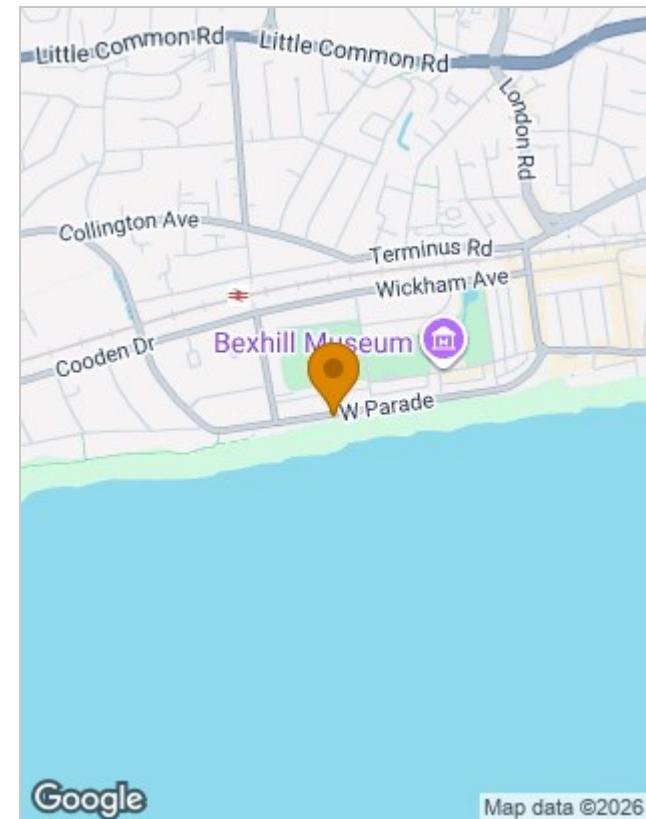




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	66	72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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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.