



7 St Kitts West Parade, Bexhill-On-Sea, TN39 3DR

£380,000





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# 7 St Kitts West Parade

Bexhill-On-Sea, TN39 3DR

- Excellent first floor seafront flat with spacious accommodation and lovely sea views
- Two good reception rooms - each with a south-facing balcony
- Shower room with WC - plus second separate WC
- Single garage
- In need of general updating
- Two double bedrooms - both with wardrobes
- Good size kitchen
- Block with lift & entryphone - constant hot water included in service charge
- Well placed for town centre, local buses, bowls clubs and Collington Halt station
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and spacious first floor seafront flat, one of the larger, more sought-after designs to the front of the block, with 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 mid -1970's, the property is now in need of some updating, but offers excellent, well-planned accommodation which includes two double bedrooms - both with a range of fitted wardrobes, two large reception rooms - both served by south-facing balconies, a 15'10 kitchen, and a shower room with WC, plus a second separate WC. Outside, there are communal gardens and a garage. Electric heating is 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.

The block is well situated, backing directly onto The Polegrove Recreation Ground and only yards from Egerton Park, both with bowls, just under a mile from the town centre and the De La Warr Pavilion The local town bus stops outside and Collington Halt station is just a few hundred yards distant.



## Communal Entrance Hall

## Spacious Entrance Hall

## Double Aspect Living Room

17'3 x 12'11 (5.26m x 3.94m)

**South-Facing Main Balcony** 24' x 3'8 (7.32m x 1.12m)

**Dining Room** 14'2 x 11' (4.32m x 3.35m)

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

**Kitchen** 15'11 x 8'1 (4.85m x 2.46m)

**Bedroom One** 19'1 x 10'11 (5.82m x 3.33m)

**Bedroom Two** 18'11 x 11'6 (5.77m x 3.51m)

**Bath/Shower Room**

**Separate WC**

**Single Garage No 161** 18'6 x 9' (5.64m x 2.74m)



**Communal Lawns & Visitor Parking**

**Lease: 999 years from 1971**

**Maintenance: Budget for 2026: £3873.52**

**Freehold: Held by a resident's-owned company**

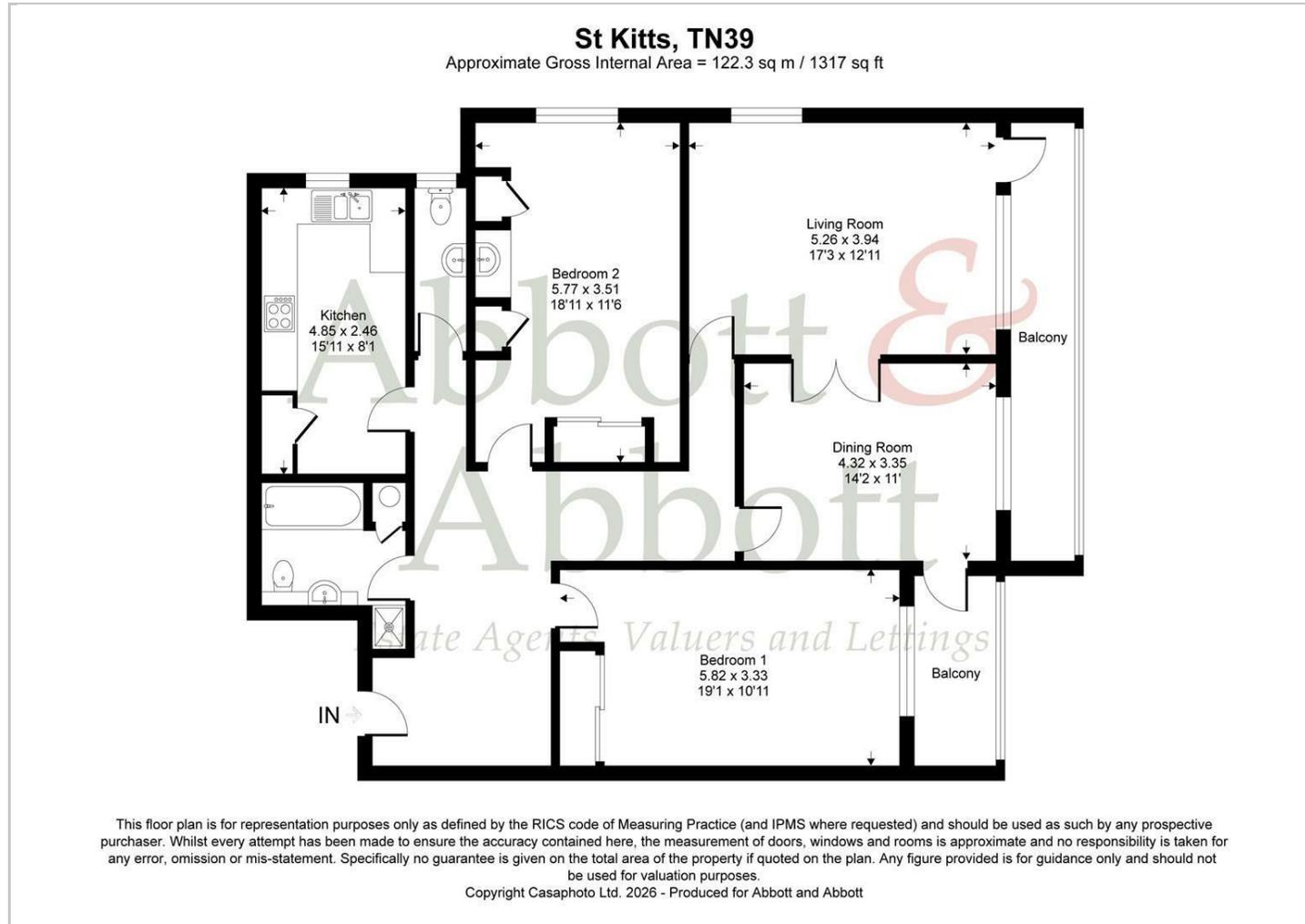
**Council Tax Band: E (Rother District Council)**

**EPC Rating: D**





## Floor Plans



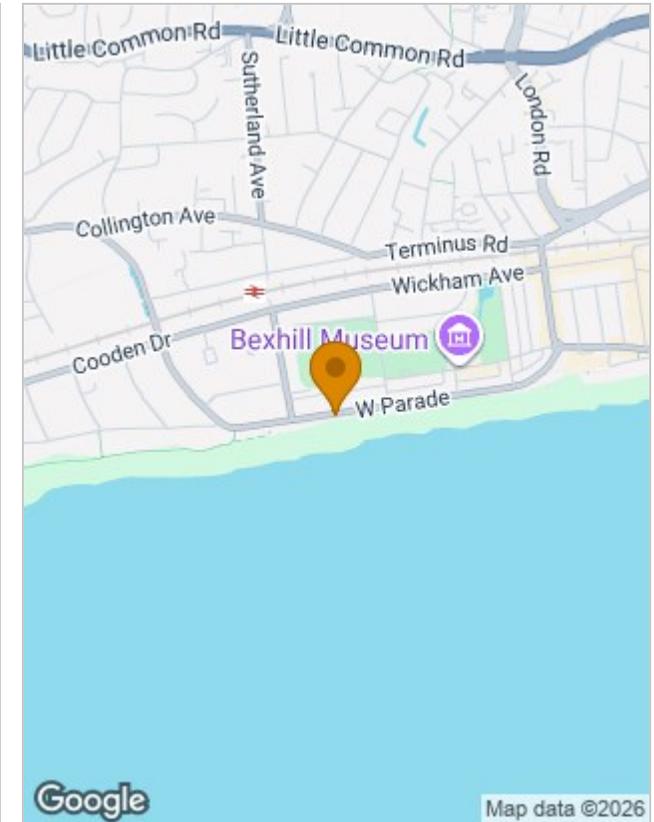
## Viewing

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.

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## Location Map



## Energy Performance Graph

