

Abbott & Abbott

Estate Agents, Valuers and Lettings



12 Tobago West Parade, Bexhill-On-Sea, TN39 3DT

£475,000





£475,000

12 Tobago West Parade

Bexhill-On-Sea, TN39 3DT

- Exceptionally spacious second floor seafront flat, with lift, with glorious sea views
- Two good reception rooms - each with south-facing balcony
- Bath/shower room with WC
- Garage in block
- No onward chain
- Three double bedrooms
- Kitchen with integrated appliances
- Second separate WC
- Constant hot water included in service charge

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this bright and most attractive second floor seafront flat, served by lift, offering exceptionally spacious and highly versatile accommodation, with most rooms having extensive views over the promenade and communal gardens and far-reaching views out to the sea. Built by local builders, R A Larkin in the 1970's, the property is of the largest and most sought-after design in the block and provides three bedrooms, a double aspect lounge, dining room, two south-facing balconies, a good size kitchen with integrated appliances, a bath/shower room with WC and a second separate WC. Stylish electric radiators are installed to several rooms and there are uPVC double glazed windows and exterior doors. Outside, there is a garage in an adjacent block, communal lawns and visitor parking. The block itself features entryphone, waste chutes to each floor, and constant hot water is supplied by a communal boiler, the cost of which is included in the service charge.

The block is situated on the seafront, just under a mile from the town centre shops and De la Warr Pavilion. The Polegrove recreation ground and Egerton Park, both with bowling greens, are a few hundred yards distant and Collington Halt railway station is also within easy reach.



Communal Entrance Hall

Spacious Entrance Hall

Double Aspect Lounge 17'3 x 12'9 (5.26m x 3.89m)

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

Dining Room 13'6 x 10'9 (4.11m x 3.28m)

South-Facing Second Balcony
10'4 x 4'9 (3.15m x 1.45m)

Kitchen 15'4 x 8' (4.67m x 2.44m)

Bedroom One 19'2 x 10'8 (5.84m x 3.25m)

Bedroom Two 16'6 x 11'3 (5.03m x 3.43m)

Bedroom Three 12' x 8'3 (3.66m x 2.51m)

Bath/Shower Room

Separate WC



Garage No 76

18' max x 11' max (5.49m max x 3.35m max)

Communal Lawns

Lease: 999 years from 1971

Maintenance: To be advised

Freehold: Held by a resident's-owned company

Council Tax Band: E (Rother District Council)

EPC Rating: To be advised





Floor Plans



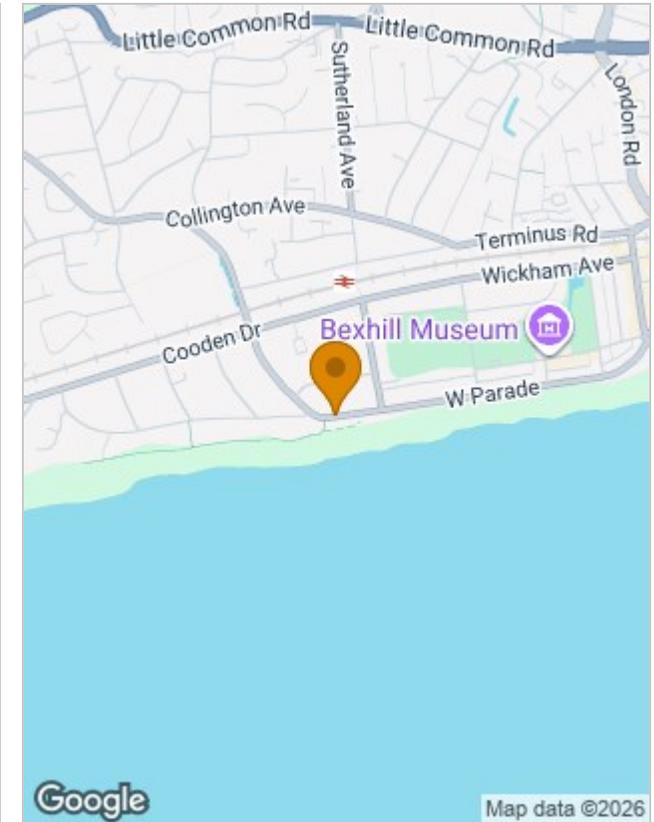
Viewing

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

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	