

# Abbott & Abbott

Estate Agents, Valuers and Lettings



6 St Lucia West Parade, Bexhill on Sea, TN39 3DT

£220,000









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# 6 St Lucia West Parade

Bexhill on Sea, TN39 3DT

- Attractive first floor seafront flat - served by lift
- South-west facing balcony
- Electric heating and uPVC double glazing
- Easy reach of town centre shops and Collington station
- Good size double aspect lounge
- Two double bedrooms - both with wardrobes
- Garage in block
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, an attractive and well proportioned first floor seafront flat, served by lift, offering lovely sea views. Built by local builders, R A Larkin, the property is on the west wing of the block and provides bright and well-planned accommodation which includes two double bedrooms - both with wardrobes, a lovely double aspect lounge with access to a south-west facing balcony, a good size kitchen and large shower room. Outside, there are communal lawns and a single garage in an adjacent block. Electric heating is installed and there are uPVC double glazed windows. The block itself features an entryphone, rubbish chutes to each floor, and constant hot water, the cost of which is included in the service charge.

Situated on the seafront, the property is also conveniently placed for the main town centre shopping streets and the De la Warr Pavilion. The Polegrove Recreation Ground and Egerton Park, both with bowls greens, are both within a few hundred yards and Collington Halt Railway Station is also nearby.



## Communal Entrance Hall

**Spacious Entrance Hall** 21'6 in length (6.55m in length)

**Lounge** 16' x 14'10 (4.88m x 4.52m)

**Balcony** 13'2 x 4'10 (4.01m x 1.47m)

**Kitchen** 10'6 x 10'6 average (3.20m x 3.20m average)

**Bedroom One** 20' max x 11'6 (6.10m max x 3.51m)

**Bedroom Two** 13'9 x 12' (4.19m x 3.66m)

**Spacious Shower Room** 8'7 x 6'9 (2.62m x 2.06m)

**Garage - No 23** 17'3 x 8' (5.26m x 2.44m)

**Lease: 999 years from 1971**

**Maintenance: To be advised**

**Freehold: Held by resident-owned company**

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

**EPC Rating: D**

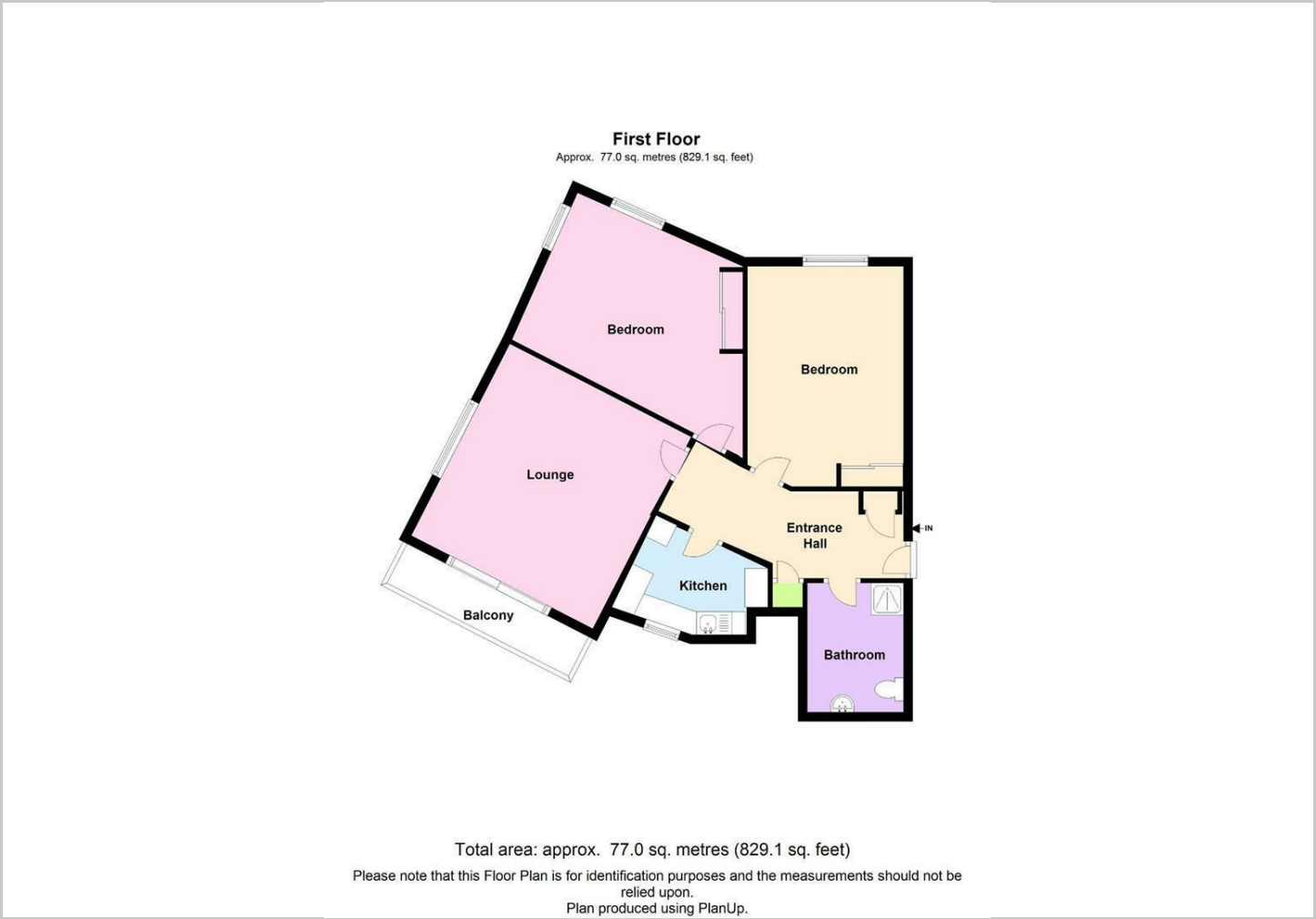








Floor Plans



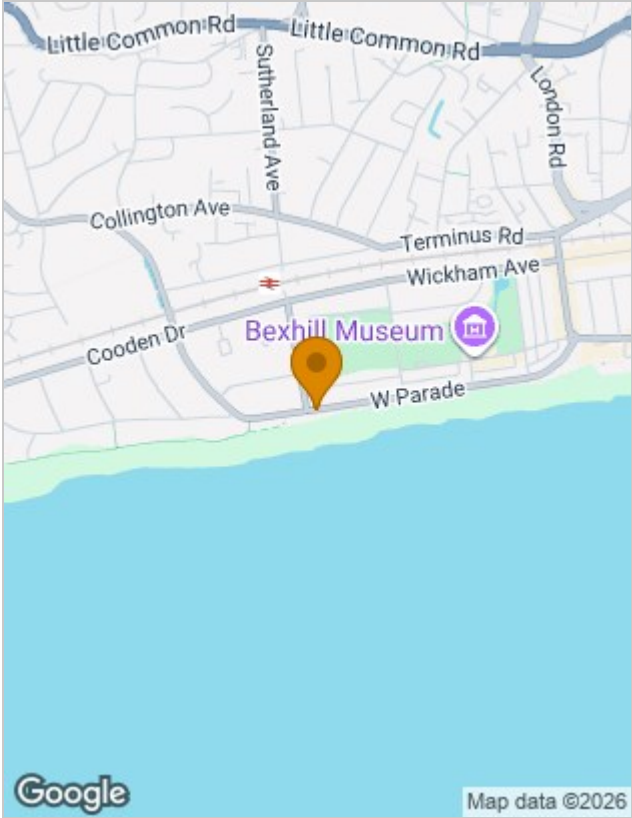
Viewing

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.

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Location Map



Energy Performance Graph

