



14 Barbados De la Warr Parade, Bexhill-on-Sea, TN40 1PJ

£250,000





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# 14 Barbados De la Warr Parade

Bexhill-on-Sea, TN40 1PJ

- Bright and well proportioned first floor seafront flat in favoured block
- Good size living/dining room
- Enclosed sun room
- Garage in block
- Most rooms south-facing with far-reaching sea views
- Two bedrooms
- Kitchen with integrated oven & hob
- Contemporary shower room
- Gas central heating & uPVC double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and well presented first floor seafront flat, situated towards the eastern end of the seafront, in a much-favoured block, with most rooms being south-facing and benefiting from far-reaching sea views. Built in the late-1970's, the property provides two bedrooms, an excellent size living/dining room, kitchen with integrated oven & hob, and a contemporary shower room. There is also an enclosed sun room, accessed from both the living room and the main bedroom, providing panoramic views along the promenade and out to sea. Outside, there is a single garage in an adjacent block. Gas fired central heating is installed and there are uPVC double glazed windows.

The property is on the route of the local Community Bus and is within easy walking distance of the shops at the Ravenside shopping complex, via a footpath over Galley Hill. The main town centre shopping streets and the railway station are about a mile distant.



## Communal Entrance Hall

### Entrance Hall

**Living/Dining Room** 20'7 x 11'1 (6.27m x 3.38m)

**Enclosed Sun Room** 15'7 x 5'6 (4.75m x 1.68m)

**Kitchen** 12'3 x 7'5 (3.73m x 2.26m)

**Bedroom One** 17'2 max x 10'10 (5.23m max x 3.30m)

**Bedroom Two** 12'3 x 8'2 (3.73m x 2.49m)

**Shower Room**

**Garage No 14** 17'9 x 8'2 (5.41m x 2.49m)

**Lease: 999 years from March 1979**

**Share of Freehold**

**Maintenance: Currently £993 per six months**

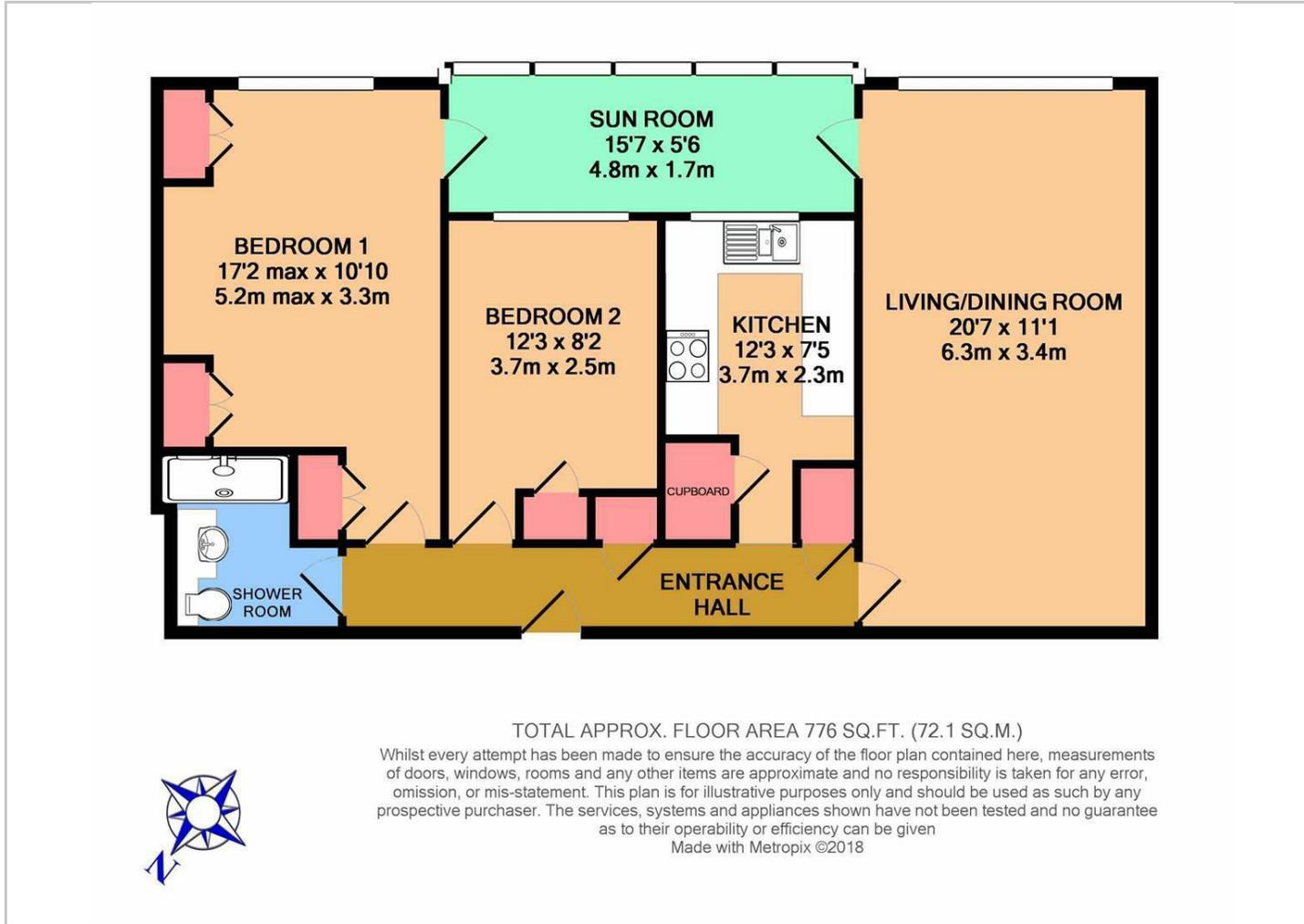
**Council Tax Band: D (Rother District Council)**

**EPC Rating: C**

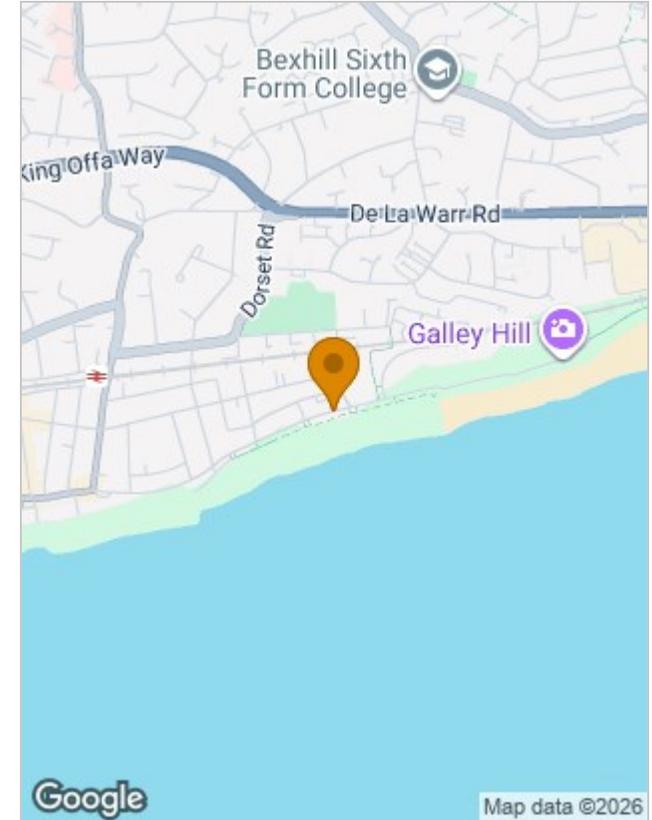




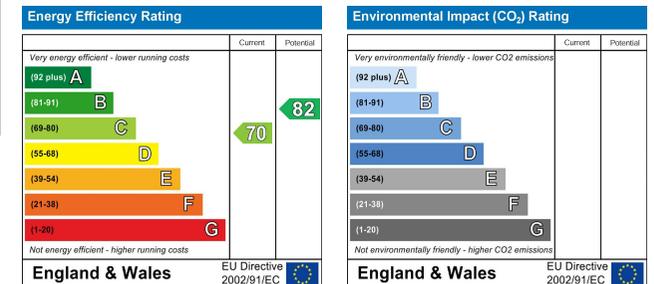
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.