

# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 St Thomas West Parade, Bexhill-On-Sea, TN39 3YA

£420,000



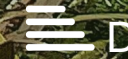
2



1



2



D







# 7 St Thomas West Parade

Bexhill-On-Sea, TN39 3YA

- Superb first floor seafront flat with glorious sea views and spacious accommodation
- Two good reception rooms - each with south-facing balconies
- Shower room with WC - plus second separate WC
- Single garage
- No onward chain
- Two double bedrooms - both with wardrobes
- Good size kitchen with newly-installed contemporary storage cupboards
- Block with lift & entryphone - constant hot water included in service charge
- Well placed for town centre, local buses, bowls clubs and Collington Halt station

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and most attractive first floor seafront flat, providing 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 late-1970's, the property is one of the larger, more sought-after designs to the front of the block, and offers highly spacious 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 with newly-installed contemporary storage units, and a shower room with WC, plus a second separate WC. Outside, there are communal gardens and a garage. Stylish electric radiators are installed and there are uPVC double glazed windows and exterior doors. Carpets have recently been laid to several rooms. 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, just under a mile from the town centre and the De La Warr Pavilion, backing directly onto The Polegrove Recreation Ground and only yards from Egerton Park, both with bowls. The local town bus stops outside and Collington Halt station is just a few hundred yards distant.



£420,000



## Communal Entrance Hall

## Spacious Entrance Hall

**Double Aspect Lounge** 17'2 x 12'9 (5.23m x 3.89m)

**Long Main Balcony with South Aspect**  
24' x 3'8 (7.32m x 1.12m)

**Dining Room** 13'9 x 10'7 (4.19m x 3.23m)

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

**Newly Refitted Kitchen** 15'10 x 8' (4.83m x 2.44m)

**Bedroom One** 19'2 x 10'10 (5.84m x 3.30m)

**Bedroom Two** 18'8 x 11'3 (5.69m x 3.43m)

**Shower Room**

**Separate WC**

**Garage No 62** 18' x 9' (5.49m x 2.74m)





**Communal Lawns & Visitor Parking**

**Lease: 999 years from 1971**

**Maintenance: £4300 for year ending 2026**

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

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

**EPC Rating: D**





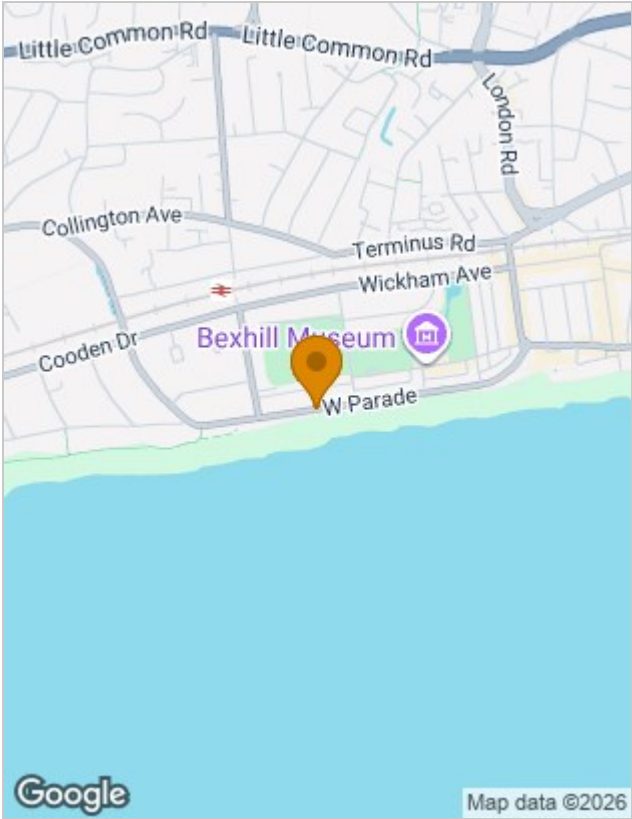




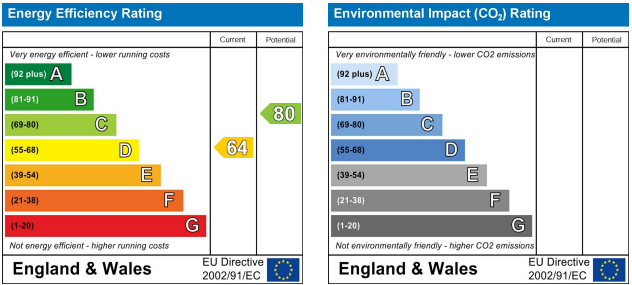
Floor Plans



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.