

# Abbott & Abbott

Estate Agents, Valuers and Lettings



4 Tobago West Parade, Bexhill-on-Sea, TN39 3YB

£455,000





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# 4 Tobago West Parade

Bexhill-on-Sea, TN39 3YB

- Exceptionally spacious ground floor purpose built flat situated on the seafront
- Two reception rooms including 18' x 12'8 double aspect lounge
- Good size kitchen
- Views over extensive communal gardens
- Cost of constant hot water included in service charge
- Three large bedrooms including 19'2 x 11' main bedroom
- South-facing sun room
- Contemporary shower room
- Garage in block
- No onward chain

Abbott and Abbott Estate Agents are delighted to offer for sale, with no onward chain, an exceptionally spacious ground floor flat, part of a most sought-after development situated on the seafront.

Built in the 1970's by local builders, R A Larkin, this is the largest design of flat on the development and provides three excellent size bedrooms, two good reception rooms including an 18' x 12'8 double aspect lounge, an enclosed sun room, a 15' kitchen, a contemporary shower room and two WC's. Outside, there is access onto extensive, well tended communal lawns and there is a single garage in an adjacent block. Constant hot water is included in the maintenance charge and the property is also equipped with electric heating and uPVC double glazed windows and exterior doors.

The block is situated in a most convenient position on Bexhill seafront, just under a mile from the town centre. The Polegrove recreation ground and Egerton Park, with bowls, are within a few hundred yards. The local town bus stops adjacent to the block on the seafront and Collington Halt railway station is also just a few hundred yards distant.



## Communal Entrance Hall

## Spacious Entrance Hall

**Lounge** 18' x 12'8 (5.49m x 3.86m)

## South-Facing Patio

**Dining Room** 13'7 x 10'8 (4.14m x 3.25m)

**Enclosed Sun Room** 10'4 x 4'9 (3.15m x 1.45m)

## Kitchen

15'5 x 8'6 plus door recess (4.70m x 2.59m plus door recess)

**Bedroom One** 19'2 x 11' (5.84m x 3.35m)

**Bedroom Two** 16'5 x 11'3 (5.00m x 3.43m)

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

**Shower Room** 8'9 x 8' (2.67m x 2.44m)

## Cloakroom



**Extensive Communal Gardens**

**Garage No 74**

**Lease: 999 years from 1971**

**Maintenance: For 2024: £3525.18**

**Freehold - Held by a Resident's Company**

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

**EPC Rating: E**





Floor Plans

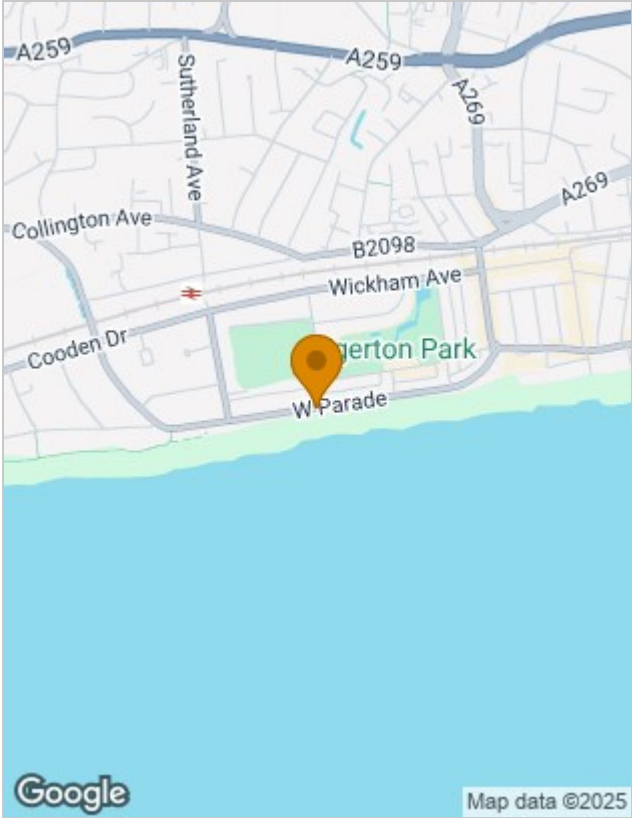


Viewing

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.

Location Map



Energy Performance Graph

