



10 St Kitts, Bexhill on Sea, TN39 3DR

£305,000









# 10 St Kitts

Bexhill on Sea, TN39 3DR

- Bright & well presented second floor seafront flat with far-reaching views out to sea
- Excellent modern kitchen with range of integrated appliances
- South-west facing balcony
- Electric heating and uPVC double glazing
- Convenient location near station and buses and less than a mile from town centre
- Two double bedrooms - each with wardrobes
- Beautifully finished bath/shower room
- Garage in adjacent block
- Constant hot water included in service charge
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and attractive second floor seafront flat, served by lift, offering delightful sea views. Built in the 1970's by local builders, R A Larkin, the property is on the west wing of one of these favoured and much sought-after blocks and provides 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 modern kitchen with appliances, and large bath/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.



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## Communal Entrance Hall

### Spacious Entrance Hall

21' approx in length (6.40m approx in length)

**Lounge** 14'11 x 14'8 (4.55m x 4.47m)

**Balcony** 12'6 x 4'9 (3.81m x 1.45m)

**Kitchen** 15'11 x 12'7 (4.85m x 3.84m)

**Bedroom One** 18'8 x 11'4 (5.69m x 3.45m)

**Bedroom Two** 15'5 x 11'9 (4.70m x 3.58m)

**Bath / Shower Room**

**Communal Gardens**

**Single Garage No 172**

**Lease: 999 years from 1971.**

**Maintenance: Currently £3232 pa**





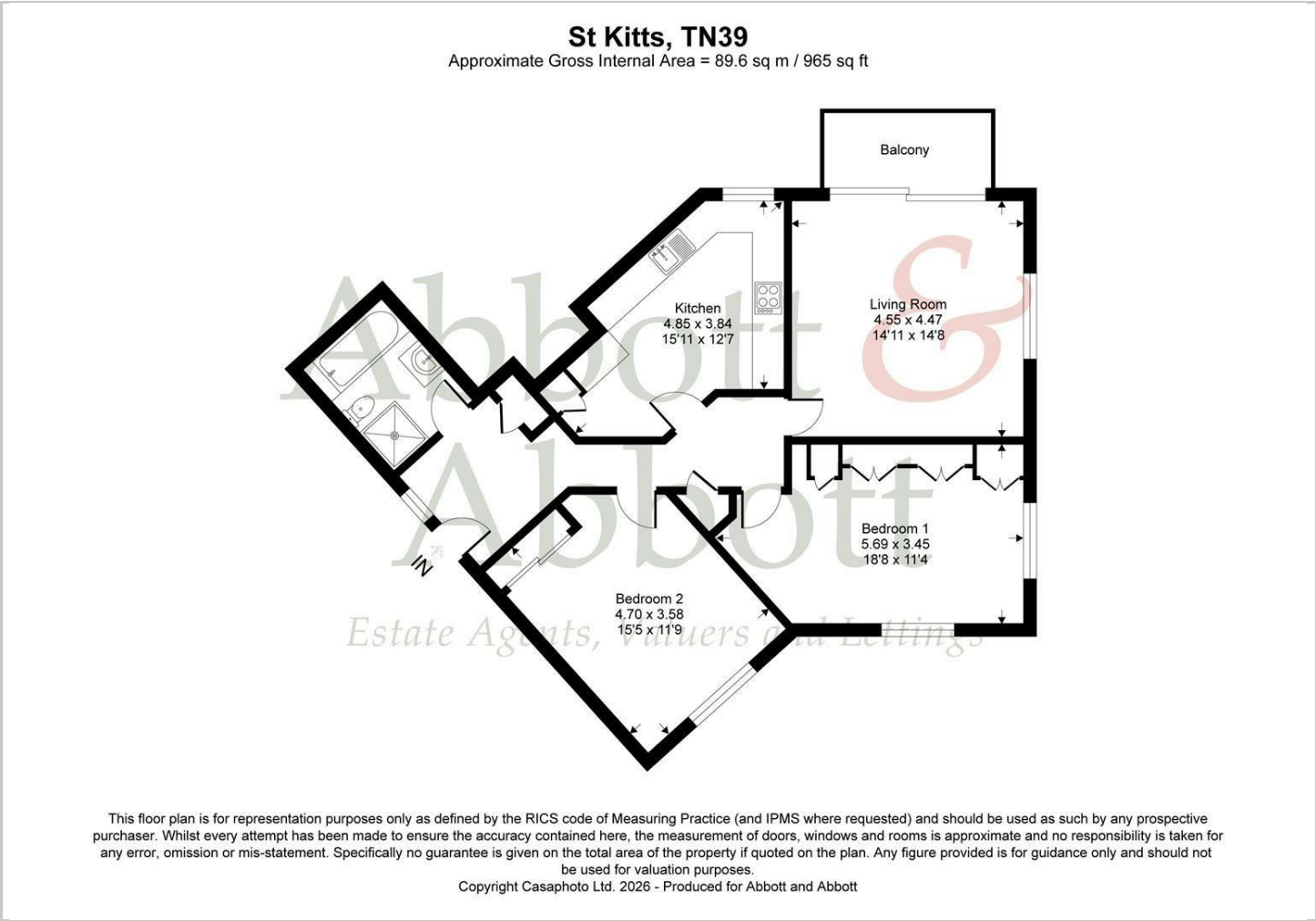
**Freehold: Held by resident-owned company**  
**Council Tax Band: D (Rother District Council)**  
**EPC Rating: D**







Floor Plans

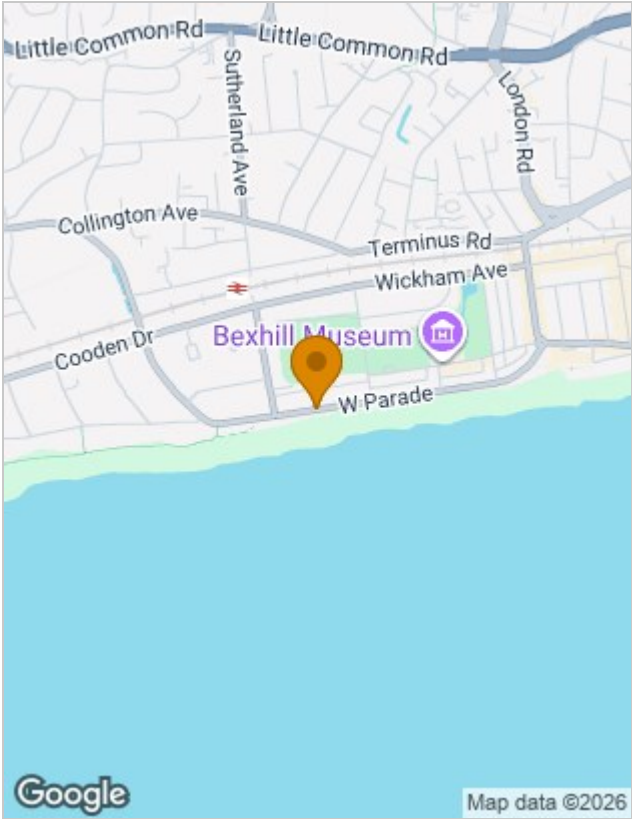


Viewing

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.

Location Map



Energy Performance Graph

