Abbott & Abbott

Estate Agents, Valuers and Lettings



23 Grenada West Parade, Bexhill-On-Sea, TN39 3DP

£420,000

2 1 2 D



23 Grenada West Parade

Bexhill-On-Sea, TN39 3DP

£420,000



- Highly spacious fifth floor seafront flat, served by a lift, with glorious, panoramic sea views
- Good size lounge and dining room - both served individually by south balconies
- Bath/Shower room with WC, plus second separate WC
- Constant hot water supplied - cost included in service charge
- No onward chain
- Two double bedrooms - each with fitted wardrobes
- 16'3 kitchen with integrated appliances
- Single garage with power in adjacent block
- Excellent location close to town centre, buses and Collington railway station

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and highly spacious fifth floor seafront flat, one of the larger designs set at the front of the block and served by a lift, providing glorious, far-reaching and panoramic views over the sea and along the promenade, with Eastbourne and Beachy Head in the distance. Part of a well-known and much favoured development built by local builders, R A Larkin, in the mid-1970's, the property offers well-planned accommodation which includes two double bedrooms, a good size lounge and dining room, both rooms individually served by south-facing balconies, a 16'3 kitchen with integrated appliances, and a bath/shower room. Outside, there are communal gardens and a garage. Modern electric heaters are installed and there are uPVC double glazed windows and exterior doors. The block features a useful rubbish chute and entry phone, and constant hot water is supplied, the cost of which included in the service charge.

Well situated on the seafront, the block is 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 greens.





Communal Entrance Hall	
Spacious Entrance Hall	
Living & Dining Room	24'4 max x 17'2 max (7.42m max x 5.23m max)
Main Balcony	24'2 x 3'8 (7.37m x 1.12m)
Second Balcony	10'6 x 4'9 (3.20m x 1.45m)
Kitchen	16'3 x 7'10 (4.95m x 2.39m)
Bedroom One	19'2 x 10'9 (5.84m x 3.28m)
Bedroom Two	18'9 x 11'7 (5.72m x 3.53m)
Bath/Shower Room with WC	
Separate WC	
Garage No 176	18'8 x 9' (5.69m x 2.74m)
Communal Gardens & Visitor Parking	



Lease: 999 years from 1971

Maintenance: For 2026 - £3990.14

Share of Freehold

Council Tax Band: E (Rother District Council)

EPC Rating: D











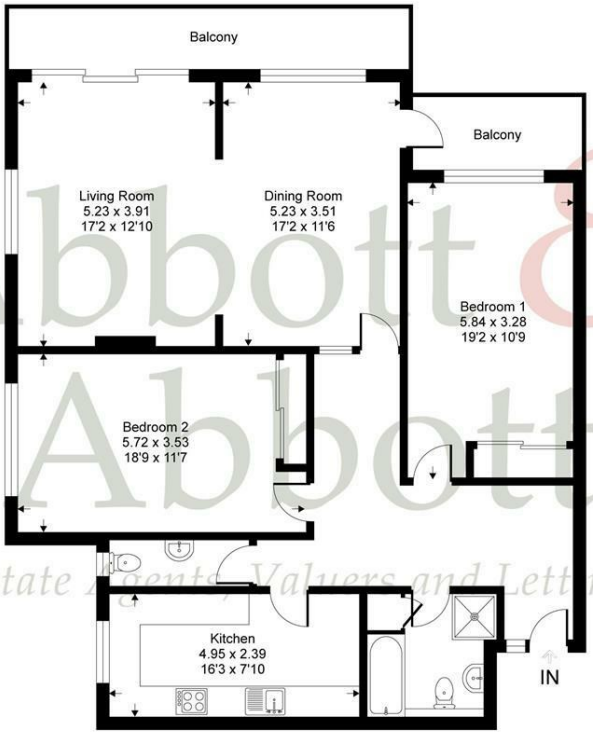




Floor Plans

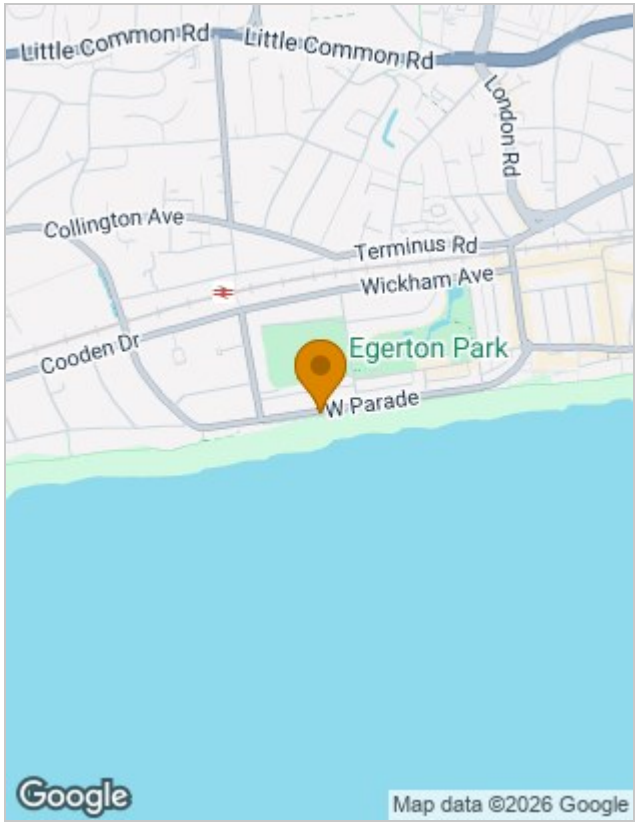
Grenada, TN39

Approximate Gross Internal Area = 122 sq m / 1314 sq ft

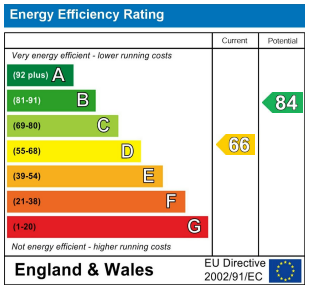


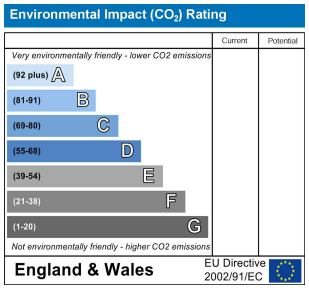
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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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.

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