

# Abbott & Abbott

*Estate Agents, Valuers and Lettings*



## 8 Montserrat West Parade, Bexhill-on-Sea, TN39 3DS

**£420,000**



Abbott and Abbott Estate Agents offer for sale, with no onward chain, this bright and most attractive first floor seafront flat, served by lift, offering exceptionally spacious and highly versatile accommodation, with most rooms having views over the communal gardens and out to the sea. Built by local builders, R A Larkin around 1970, the property is of the largest and most sought-after design in the block and provides three bedrooms, a double aspect living room, dining room, two south-facing balconies, a good size kitchen with integrated appliances, a bath/shower room with WC and a second separate WC. Outside, there is a garage in an adjacent block, communal lawns and visitor parking. The block itself features entryphone, waste chutes to each floor, and constant hot water is supplied by a communal boiler, the cost of which is included in the service charge.

The block is situated on the seafront, just under a mile from the town centre shops and De la Warr Pavilion. The Polegrove recreation ground and Egerton Park, both with bowling greens, are a few hundred yards distant and Collington Halt railway station is also within easy reach.

- Spacious first floor seafront apartment, served by a lift, with lovely sea views
- Two good size reception rooms
- Good size kitchen with appliances
- Garage
- No onward chain
- Three bedrooms
- Two south facing balconies
- Shower room with WC, plus second separate WC
- Constant hot water included in service charge

