

# Abbott & Abbott

Estate Agents, Valuers and Lettings



6 Highgrove De La Warr Road, Bexhill-On-Sea, TN40 2JA

£209,995









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# 6 Highgrove De La Warr Road

Bexhill-On-Sea, TN40 2JA

- Bright and spacious first floor flat with far-reaching views over the town and out to sea
- Large double aspect lounge
- Modern kitchen
- Lift serving all floors including basement level and garage
- Distinctive block situated in the picturesque Old Town
- Two double bedrooms
- Good size entrance hall
- Spacious bath/shower room
- Gas central heating and uPVC double glazed windows
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and attractive first floor flat, served by lift, situated in an elevated position in the historic Old Town, with extensive views over the town and the sea from the lounge and kitchen. Built in the 1960's by Hastings-based builders, Fryer & Sons, the property offers well-proportioned accommodation which includes a spacious hall, two double bedrooms, a large double aspect lounge, a good size kitchen and bath/shower room with a modern suite. Outside, there is a garage beneath the block. Gas central heating is installed and there are uPVC double glazed windows.

This distinctive block is situated on the corner of De la Warr Road and Manor Road, almost immediately adjacent to bus stops, and within a few hundred yards of the picturesque Manor Gardens, St Peter's Church and a local shop. The town centre and the seafront are only half a mile distant.



## Communal Entrance Hall

**Spacious Entrance Hall** 12'2 x 8'10 (3.71m x 2.69m)

## Lounge

18'1 plus square bay window x 11'10 (5.51m plus square bay window x 3.61m)

**Kitchen** 12'10 x 8'10 (3.91m x 2.69m)

**Bedroom One** 16'1 x 11'10 (4.90m x 3.61m)

**Bedroom Two** 11'10 x 10'2 (3.61m x 3.10m)

**Spacious Bath/Shower Room**  
11'10 x 7'3 (3.61m x 2.21m)

**Garage No 8** 20'10 max x 8'6 (6.35m max x 2.59m)

**Lease: 999 years from Dec 1981**

**Maintenance: For 1/7/25 - 31/12/25: £1177.92**

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

**EPC Rating: C**





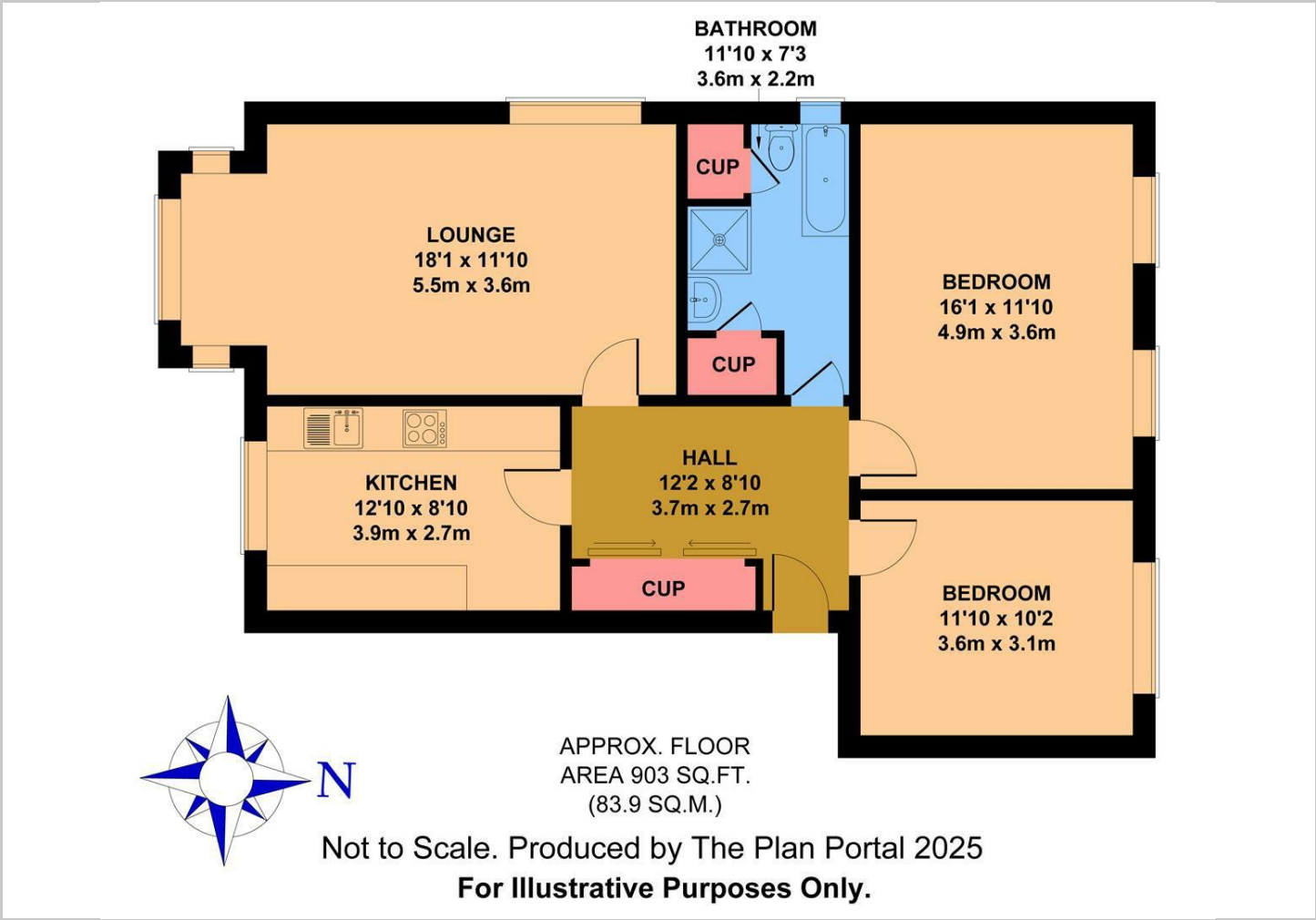








Floor Plans

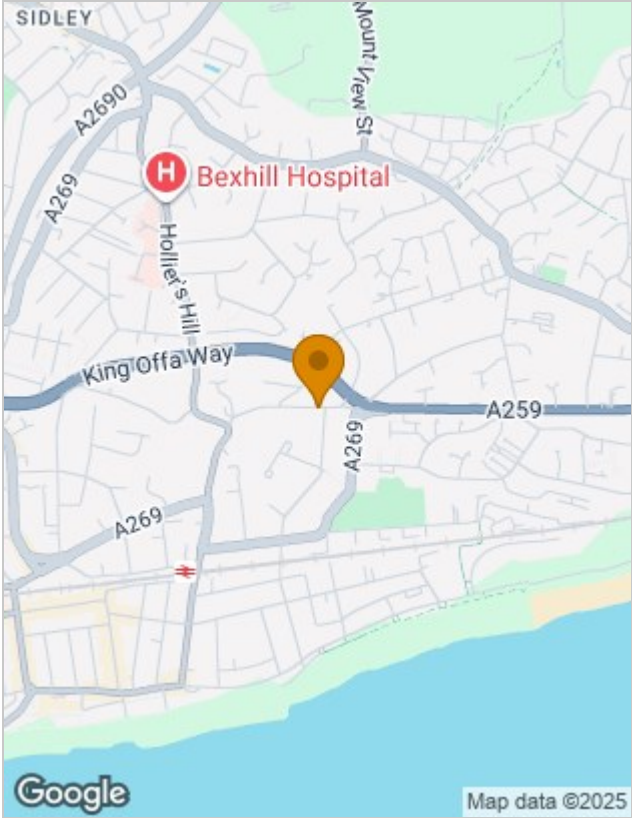


Viewing

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

