



69 The Sackville De La Warr Parade, Bexhill-On-Sea, TN40 1LS

**£68,500**





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# 69 The Sackville De La Warr Parade

Bexhill-On-Sea, TN40 1LS

- Charming fourth floor studio flat in listed landmark seafront building
- 15'5 x 10'9 bed/sitting room
- Contemporary shower room
- Approached by lifts and wide, carpeted communal hallways
- No pets allowed
- Specifically for the over-50's
- 15'5 x 6'10 kitchen
- Oblique sea view
- Lovely communal facilities including an impressive resident's lounge and concierge service
- No onward chain

Abbott and Abbott Estate Agents are delighted to offer for sale this charming fourth floor studio flat, specifically for the over-50's, situated in a sheltered position to the west side of this landmark building on Bexhill seafront, with oblique views of the sea. Approached by lifts and wide, carpeted hallways, the property provides a 15'5 x 10'9 bed/sitting room, a 15'5 x 6'10 kitchen and shower room with a white contemporary suite. Electric heating is installed and there are uPVC double glazed windows. The block has many useful communal features including a large, impressive resident's lounge, an in-house concierge backed by a 24-hour care line system, on-site laundrette, restaurant and bar and entryphone system.

The block is well situated on the seafront, within easy reach of the main town centre shopping streets, the De la Warr Pavilion and the railway station.



**Large, Impressive Communal Lounge**

**Small Entrance Hall**

**Bed/Sitting Room** 15'5 x 10'9 (4.70m x 3.28m)

**Kitchen/Dining Room** 15'5 x 6'10 (4.70m x 2.08m)

**Shower Room** 8'6 x 6'10 (2.59m x 2.08m)

**Lease: 63 years remaining**

**Ground Rent: £150 pa**

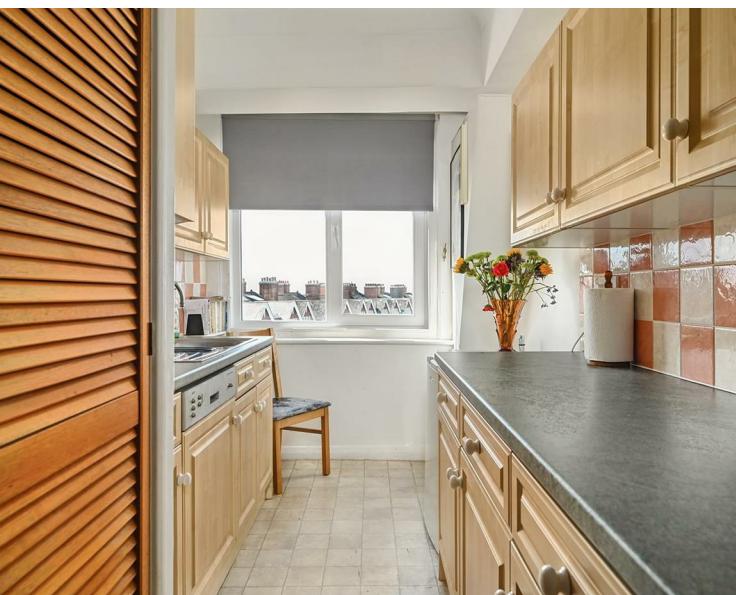
**Service Charge: £1,037.50 per quarter**

**Water Charge: £200 pa**

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

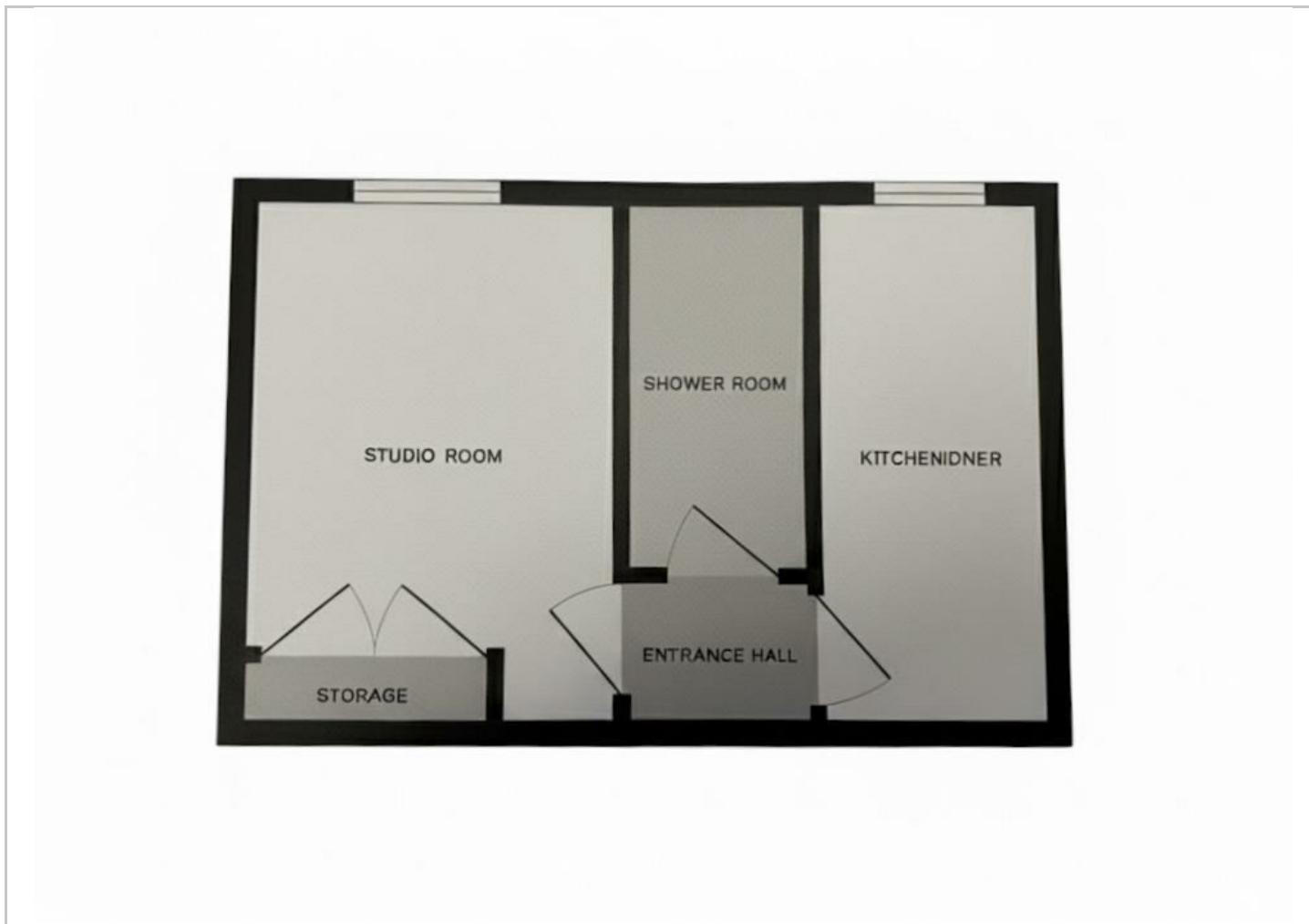
**EPC Rating: B**

**Note: No pets allowed in the block**

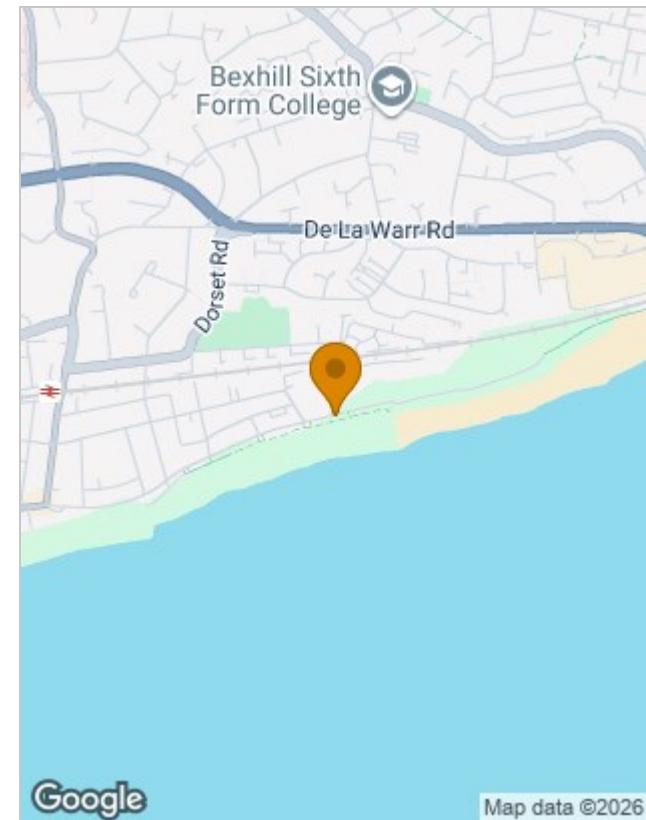




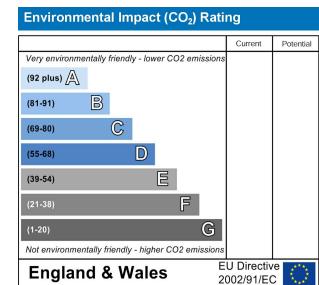
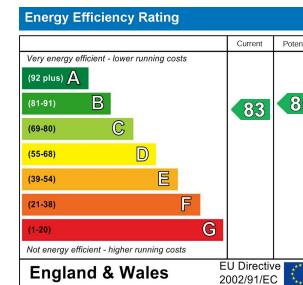
## Floor Plans



## 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.