

# Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£455,000



2



2



2



2



£455,000

# 19 Grenada, West Parade

Bexhill-On-Sea, TN39 3DP

- Beautifully presented fourth floor seafront flat with glorious sea views
- 16' Miele kitchen with extensive range of appliances
- Contemporary bath/shower room
- Garage in block
- No onward chain
- Two double bedrooms - main bedroom with en suite shower and wardrobes
- Good size lounge and dining room - both served individually by south balconies
- Block with lift and entryphone
- Excellent location close to town centre

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this highly spacious and beautifully presented fourth floor seafront flat, providing glorious, far-reaching views over the sea and along the promenade with Eastbourne and Beachy Head in the distance. Part of a well-known development built by local builders, R A Larkin in the 1970's, and considerably improved in recent years, the property is situated at the front of the block and offers bright, tastefully decorated accommodation, with recently-laid carpeting, which includes two double bedrooms - the main bedroom with en suite shower room and wardrobes, a good size lounge and dining room, both individually served by south-facing balconies, a 16' Miele kitchen with an extensive range of appliances, and a contemporary 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 with recently installed windows to the front. The block is served by a lift, features a useful rubbish chute and entryphone, 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.



## Communal Entrance Hall

### Spacious Entrance Hall

20'4 max x 18'8 max (6.20m max x 5.69m max)

**Dining Room** 13'9 x 10'10 (4.19m x 3.30m)

**Second Balcony** 10'6 x 4'9 (3.20m x 1.45m)

**Sitting Room** 17'2 x 14'5 max (5.23m x 4.39m max)

**Main Balcony** 24'2 x 3'8 (7.37m x 1.12m)

**Kitchen** 16'5 x 7'11 (5.00m x 2.41m)

**Bedroom One** 18'8 x 11'6 (5.69m x 3.51m)

**En Suite Shower**

**Bedroom Two** 19' x 10'6 (5.79m x 3.20m)

**Bath/Shower Room** 8'2 x 7'10 (2.49m x 2.39m)

**Garage No 54** 18' x 8'11 (5.49m x 2.72m)



**Communal Gardens and Visitor Parking**

**Lease: 999 years from 1971**

**Maintenance: For 2025: £4390.75**

**Resident's owned Freehold**

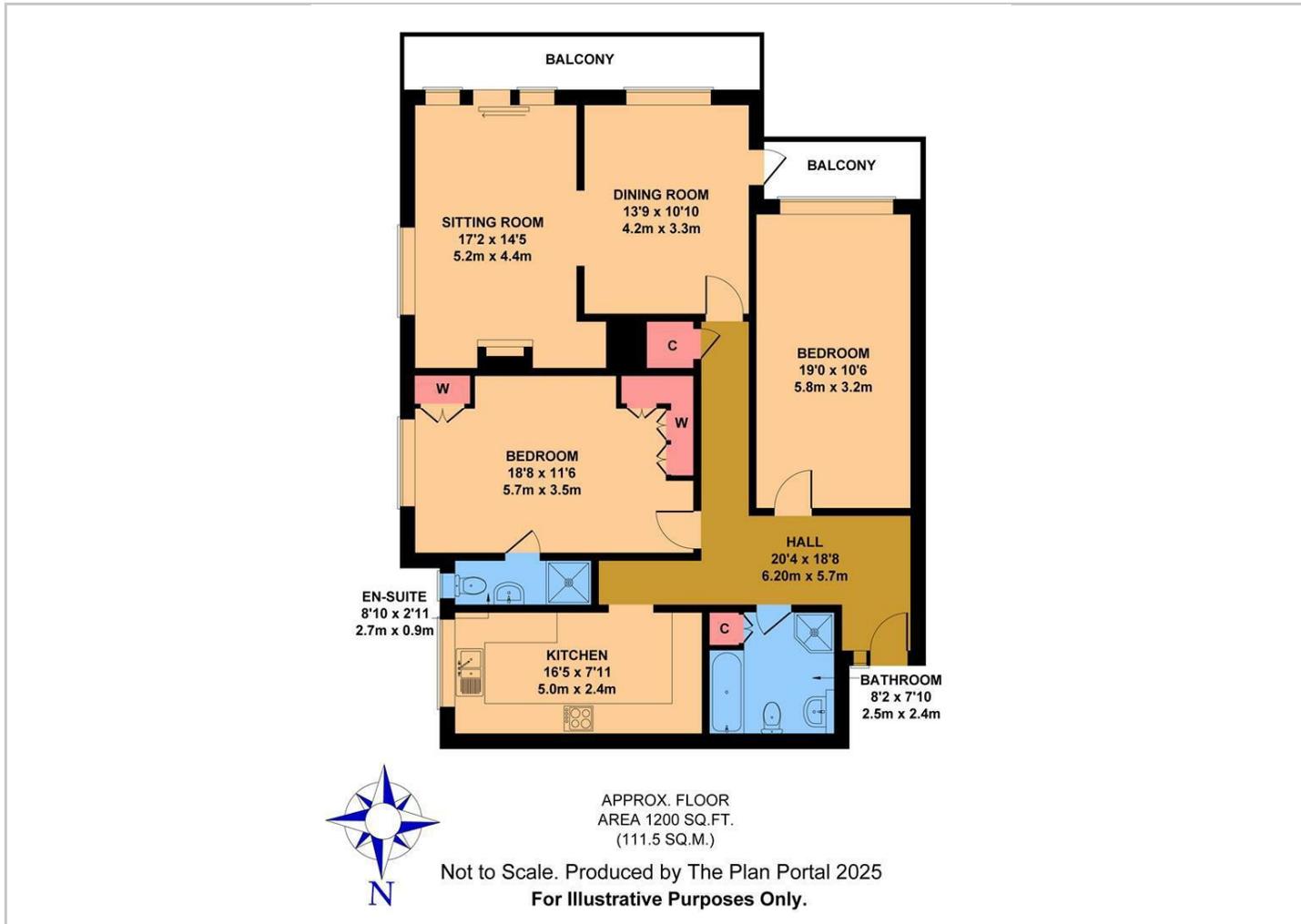
**Council Tax Band: E (Rother District Council)**

**EPC Rating: D**

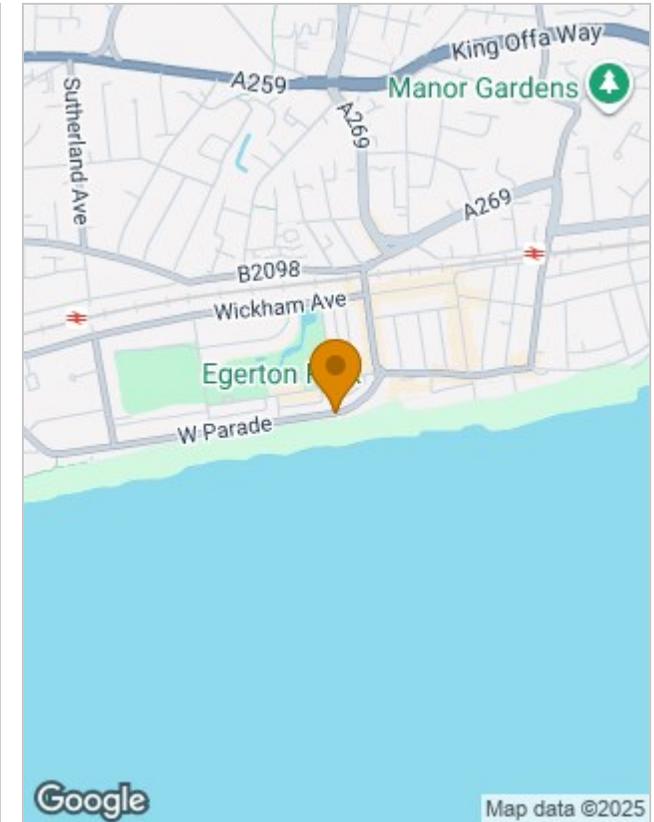




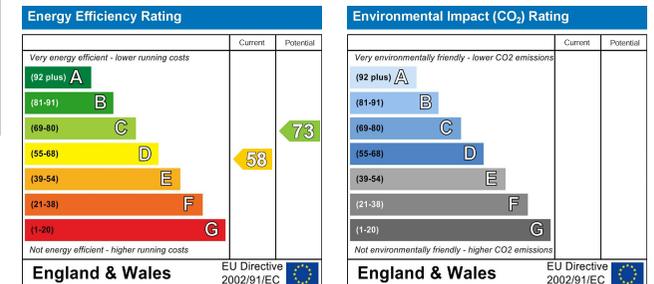
## Floor Plans



## 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.