



15 Grenada West Parade, Bexhill on Sea, TN39 3DP

£425,000





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Bexhill on Sea, TN39 3DP

- Exceptionally spacious third floor seafront flat with glorious, panoramic sea views
- Two double bedrooms - both with wardrobes and en suite shower to main bedroom
- Superb 24' double aspect lounge/dining room with two south-facing balconies
- 16'3 kitchen with integrated appliances
- Bath/shower room
- Electric heating & uPVC double glazed windows and exterior doors
- Single Garage situated opposite the block
- Constant hot water supplied and included in service charge
- Well situated under a mile from the town centre and close to railway station and buses
- No onward chain

Abbott and Abbott Estate Agents present, with no onward chain, this exceptionally spacious third floor seafront flat, served by lift, of a type always sought-after on the front of the block, 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, the property offers bright and well presented accommodation which includes two double bedrooms - both with wardrobes and the main bedroom with an en-suite shower room, a superb 24'4 x 17'3 open-plan lounge/dining room served by two south-facing balconies, a 16'3 refitted kitchen and a refitted bath/shower room. Outside, there are communal gardens and a garage with electric up & over door almost directly opposite the entrance to the block. Stylish slimline heaters are installed and there are uPVC double glazed windows and exterior doors. The block 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. The local town bus stops immediately opposite the block and Collington railway station is only a few hundred yards distant.



Communal Entrance Hall

Spacious L-Shaped Entrance Hall

Lounge/Dining Room

24'4 max x 17'3 max (7.42m max x 5.26m max)

Main Balcony

24'4 x 4' (7.42m x 1.22m)

Second Balcony

10'8 x 4'9 (3.25m x 1.45m)

Kitchen/Breakfast Room

16'3 x 8' (4.95m x 2.44m)

Bedroom One

18'8 x 11'6 (5.69m x 3.51m)

En Suite Shower

Bedroom Two

19'3 x 10'10 (5.87m x 3.30m)

Spacious Bath/Shower Room

8' x 7'4 (2.44m x 2.24m)

Garage No 50

18'7 x 9' (5.66m x 2.74m)

Communal Lawns & Visitor Parking Spaces



Lease: 999 years from 1971

Maintenance: Currently £3990.14

Share of Freehold

Council Tax Band: E (Rother District Council)

EPC Rating: D





Floor Plans

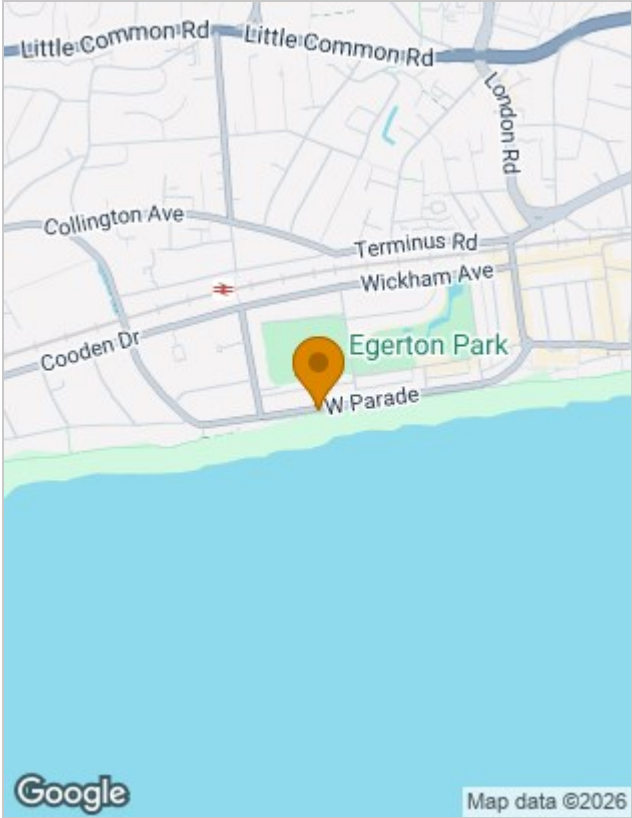


Viewing

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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

