



OAKFIELD



Marina, Bexhill-On-Sea, TN40 1BW

Asking Price £240,000



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Situated in a highly sought-after managed retirement development for over 55's on the seafront promenade, this beautifully presented two-bedroom first-floor apartment enjoys stunning sea views and is just a short, level walk from the town centre, the De La Warr Pavilion, local amenities and the mainline railway station.

Designed exclusively for independent retirement living, the development offers an excellent range of communal facilities including an on-site House Manager, 24-hour emergency pull-cord system, two passenger lifts, residents' lounge, games room, laundry rooms, visitor suites and underground parking (subject to availability).

The apartment itself is spacious and well presented throughout. The generous dual-aspect living room enjoys an abundance of natural light and features French doors opening to a Juliet balcony with delightful views towards the English Channel. The modern fitted kitchen/breakfast room is well equipped with a comprehensive range of contemporary wall and base units, integrated oven, ceramic hob with extractor hood, larder cupboard and space for a fridge/freezer.

The accommodation further comprises a welcoming entrance hall with an extensive range of built-in storage cupboards, a generous principal bedroom with quality fitted mirrored wardrobes, a second bedroom also benefiting from fitted wardrobes, and a modern shower room/WC.

Additional features include uPVC double glazed tilt-and-turn windows, electric heating, entry phone system and emergency pull cords throughout the apartment.

Offered to the market with vacant possession and no onward chain, this exceptional apartment is ideal for those seeking a secure, low-maintenance home in an enviable seafront location.





Living Room

24'3" x 11'1" (7.39m x 3.38m)

Kitchen

11'8" x 8'10" (3.56m x 2.69m)

Bedroom One

12'11" x 12'3" (3.94m x 3.73m)

Bedroom Two

9'10" x 8'6" (3.00m x 2.59m)

Bathroom

11'2" x 5'6" (3.40m x 1.68m)

Council Tax Band D - £2,700.95 Per Annum

Leasehold Information

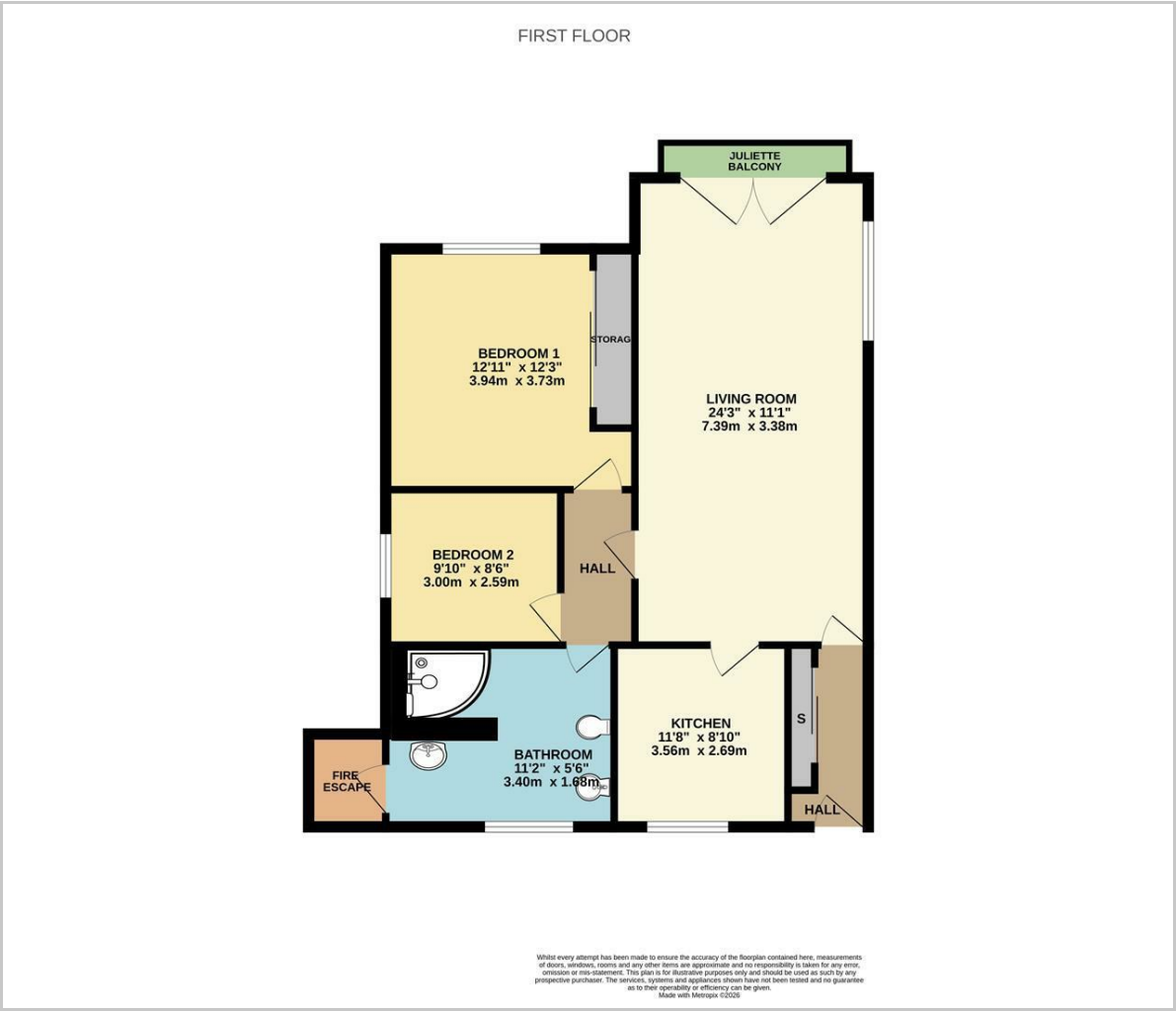
Lease: This property is offered as leasehold and there is a 125 year lease, which was granted on 25th March 1990

We have been advised that there is no annual ground rent.

The service charges is approximately £523.87 per calendar month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey



Floor Plan



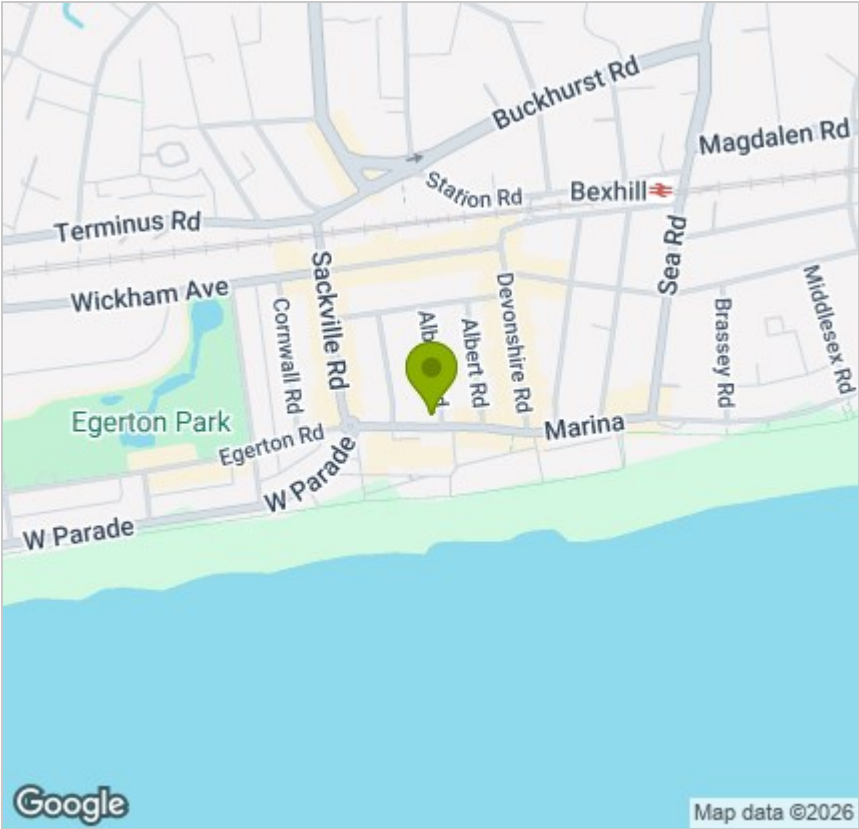
Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

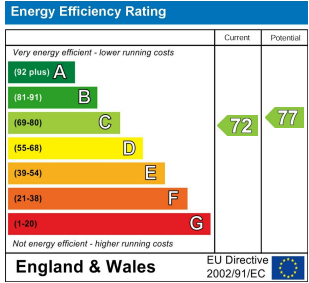
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Area Map



Energy Efficiency Graph



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