OAKFIELD

West Parade, Bexhill-On-Sea TN39 3HS

Asking Price £410,000

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Beach Towers is a stunning period building located just a stone's throw from the iconic De La Warr Pavilion and Bexhill seafront.

This spacious and beautifully designed ground floor flat offers a rare opportunity to acquire a three-bedroom garden apartment in one of Bexhill's most desirable locations, just a short walk from Egerton Park and the town centre.

The property boasts a flowing yet functional layout with a contemporary design aesthetic, while still retaining original charm and character with high celings which extend to 10'3 high throughout the lounge.

As you enter the property, you're welcomed by a generously sized living room featuring a striking, fully functional cast iron open fireplace with a beautiful surround, overlooking the front garden.

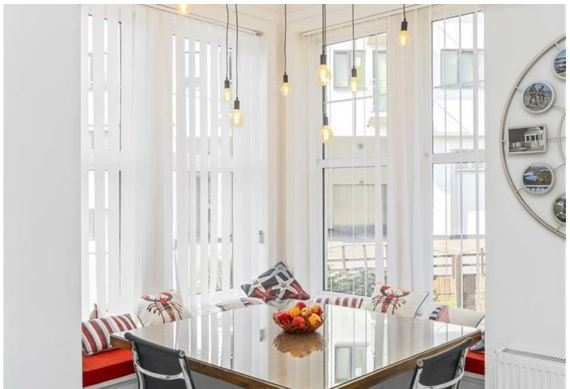
The spacious kitchen forms part of the tower of the building and provides a wonderful space. Having been fitted with a stylish kitchen, comprising sea foam coloured base and wall mounted units,complimented by solid quartz working surfaces, with an inset one and half bowl sink with swan neck mixer tap over, with extending spray function.

The kitchen is fitted with a comprehensive range of appliances, including an integrated Miele dishwasher, Neff induction hob, with Meile extractor hood over, a built-in Neff oven with combination oven/microwave over.

The dining area sits within the tower and provides space for a good-sized dining table. Fitted seating also provides useful storage. There is also a recess for an American style fridge/freezer with plumbing for water and ice maker.

The wet room has been fitted with a Villeroy & Boch suite and provides a spacious shower area with overhead and hand held shower. The suite further includers a wash hand basin and wc.

A standout feature of this property is the expansive basement, which runs the full length of the flat and includes a working utility room, excellent storage options, and access to the rear of the property.



Outside, a secluded front garden provides a lovely outdoor space, and to the side of the building there is off-road parking for one car.

This unique home offers an ideal combination of space, character, and location, making it perfect for anyone looking to enjoy coastal living with the convenience of nearby amenities.

Living Room

15'09 x 17'08 (4.80m x 5.38m)

Kitchen

16'1 x 15'4 (4.90m x 4.67m)

Bedroom One

14'06 x 12'07 (4.42m x 3.84m)

Bedroom Two

12'10 x 12'03 (3.91m x 3.73m)

Bedroom Three

15'10 x 7'01 (4.83m x 2.16m)

Wet Room

7'11 x 7'1 (2.41m x 2.16m)

Council Tax Band B - £2,081.78 Per Annum

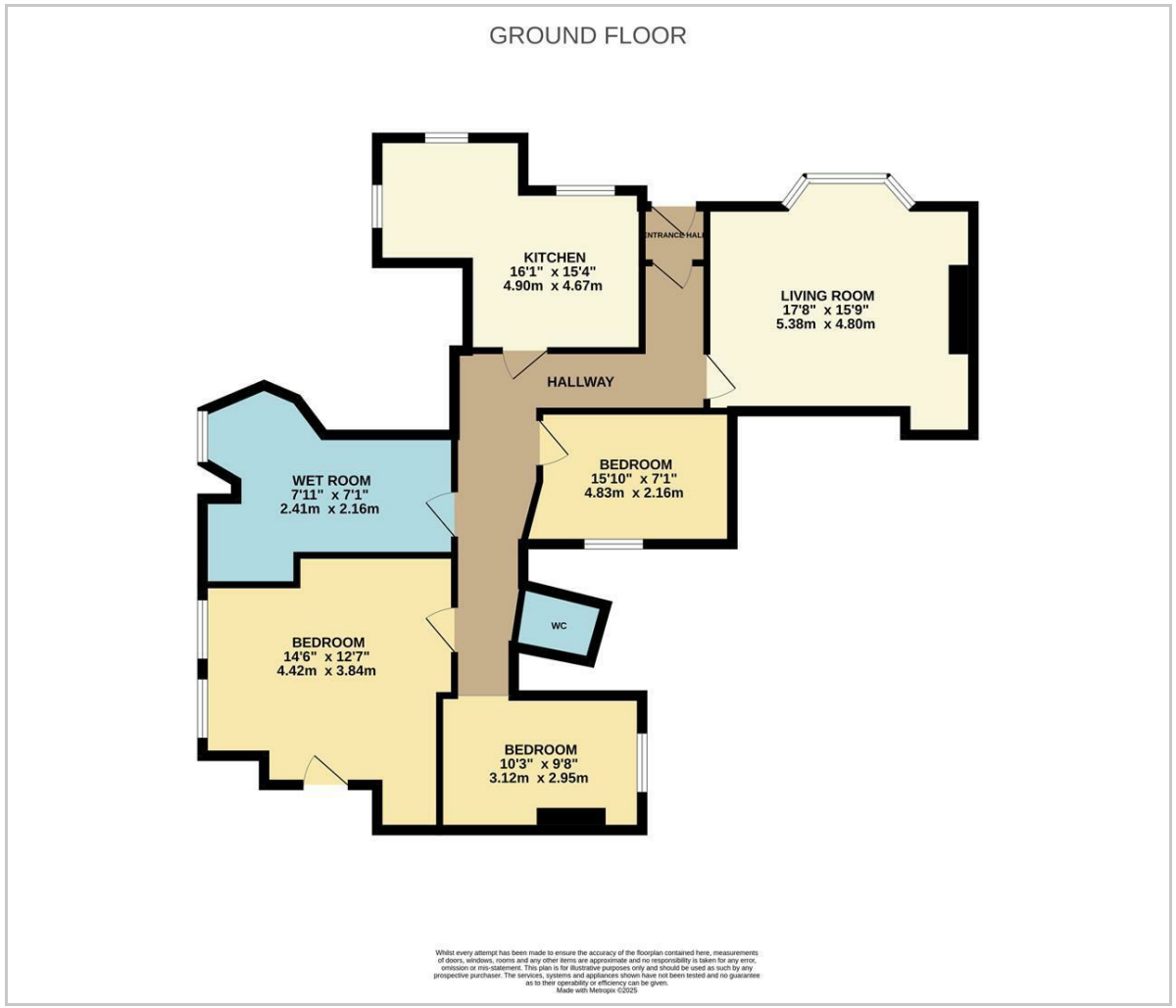
Lease Information

Lease: This property is offered as share of freehold that holds 995 years remaining on the lease.

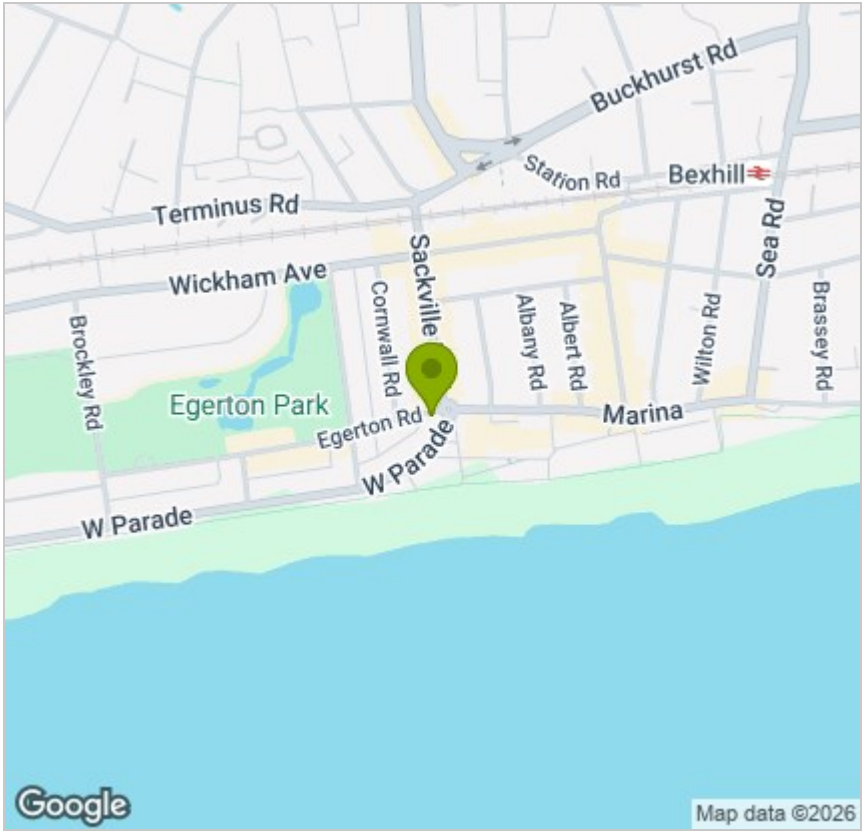
We have been advised that there is no annual ground rent.

The service charge for the year commencing July 2026 is £6,159.03, which includes provision for planned major works to the building. Under the terms of the lease, costs for major works must be incorporated within the annual service charge budget rather than demanded separately. The service charge for the year commencing July 2027, when no major works are currently anticipated, is expected to reduce to approximately £2,800, although the final figure will be confirmed closer to the time. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

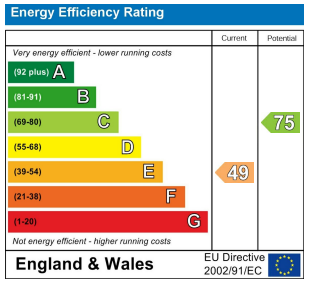
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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