



OAKFIELD



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

Price Guide £425,000



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## West Parade, Bexhill-On-Sea, TN39 3DP

Guide price £425,000 - £440,000

Positioned on the sixth floor of a highly regarded Larkin-built development, this beautifully presented apartment enjoys far-reaching views across Bexhill, the sea, and the open green space of Polegrove Recreation Ground.

The building is well maintained and benefits from a secure communal entrance and lift access to all floors, providing both convenience and ease of living.

Internally, the apartment offers bright and spacious accommodation throughout. The entrance hall leads into a stylish and generously sized kitchen/dining room, fitted with a comprehensive range of wall and base units and finished with attractive Karndean flooring. The kitchen is fully equipped with an eye-level double oven, electric hob, washer/dryer, dishwasher, fridge/freezer, and wine cooler, while also providing ample space for dining and enjoying the coastal outlook.

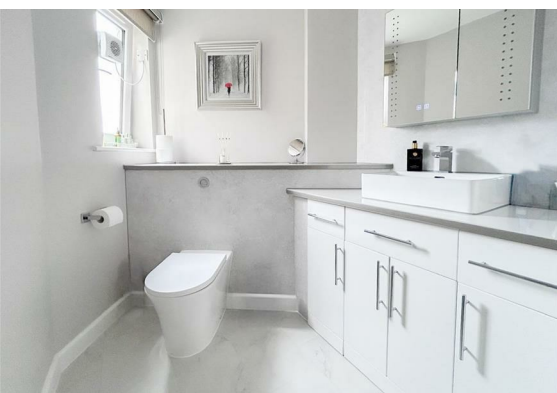
The living room is a particularly impressive space, benefitting from a dual-aspect design that enhances the natural light. From here, there is direct access onto a private balcony, offering an ideal spot to take in the surrounding views.

Both bedrooms are well-proportioned and include fitted wardrobes, with pleasant views overlooking Polegrove Recreation Ground. The property is further complemented by a modern shower room and the added convenience of a separate WC.

The apartment has seen a number of recent improvements, including upgraded electrics within the kitchen and replacement double glazing to the kitchen, bathroom, and balcony within the past 18 months. The building itself has also benefitted from a new roof installed in August 2024.

Externally, the property includes a garage located en-bloc, featuring an electric up-and-over door and measuring approximately 5.85m x 2.82m. The property is also offered with a share of the freehold.





### Kitchen/Diner

24'7" x 9'10" (7.50m x 3.00m)

### Living Room

17'5" x 14'9" (5.31m x 4.50m)

### Bedroom

21'4" x 11'6" (6.50m x 3.51m)

### Bedroom

15'9" x 11'10" (4.80m x 3.61m)

### Shower Room

### WC

**Council Tax Band D - £2,700.95  
Per Annum**

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 945 years remaining on the lease with a service charge of approximately £3,573.05 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Floor Plan

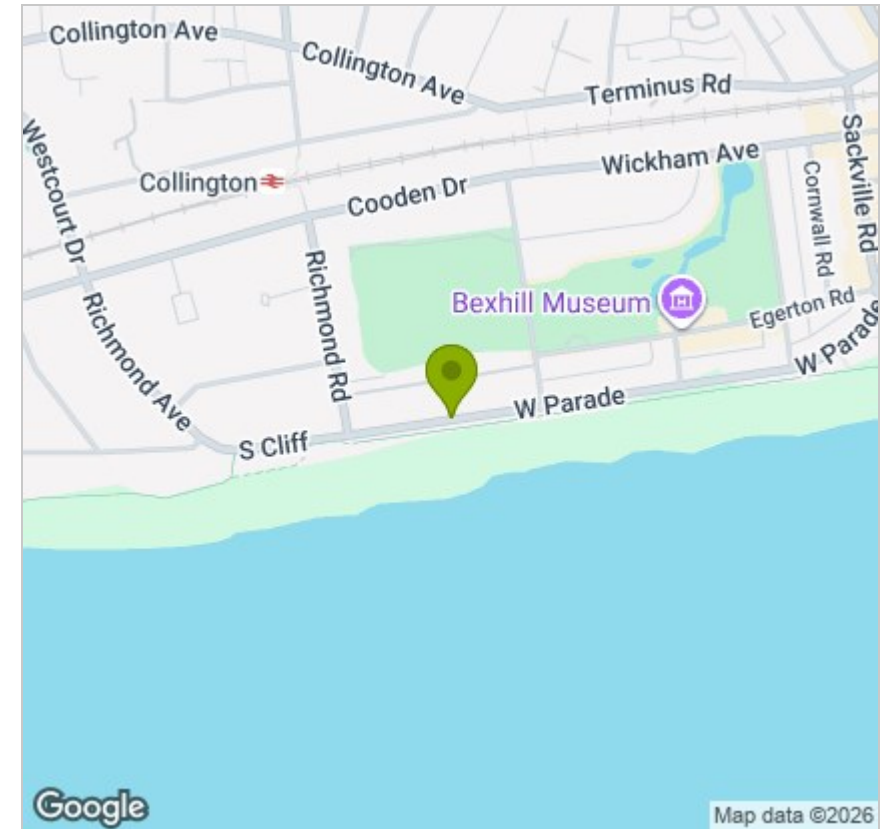


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

