



OAKFIELD



West Parade, Bexhill-On-Sea TN39 3HS

Asking Price £485,000



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

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 ceilings 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.

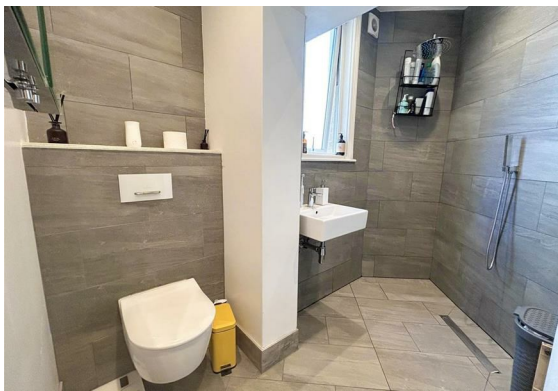
The spacious kitchen forms part of the tower of the building and provides a wonderful space. Having been fitted with a stylish kitchen, comprising sea foam coloured base and wall mounted units, complimented by solid granite working surfaces, with an inset one and half bowl sink with swan neck mixer tap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

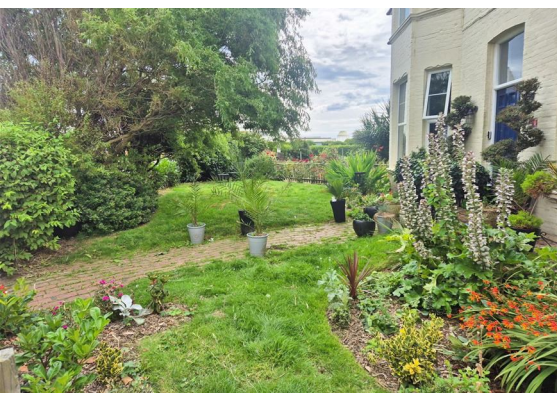
### Wet Room

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

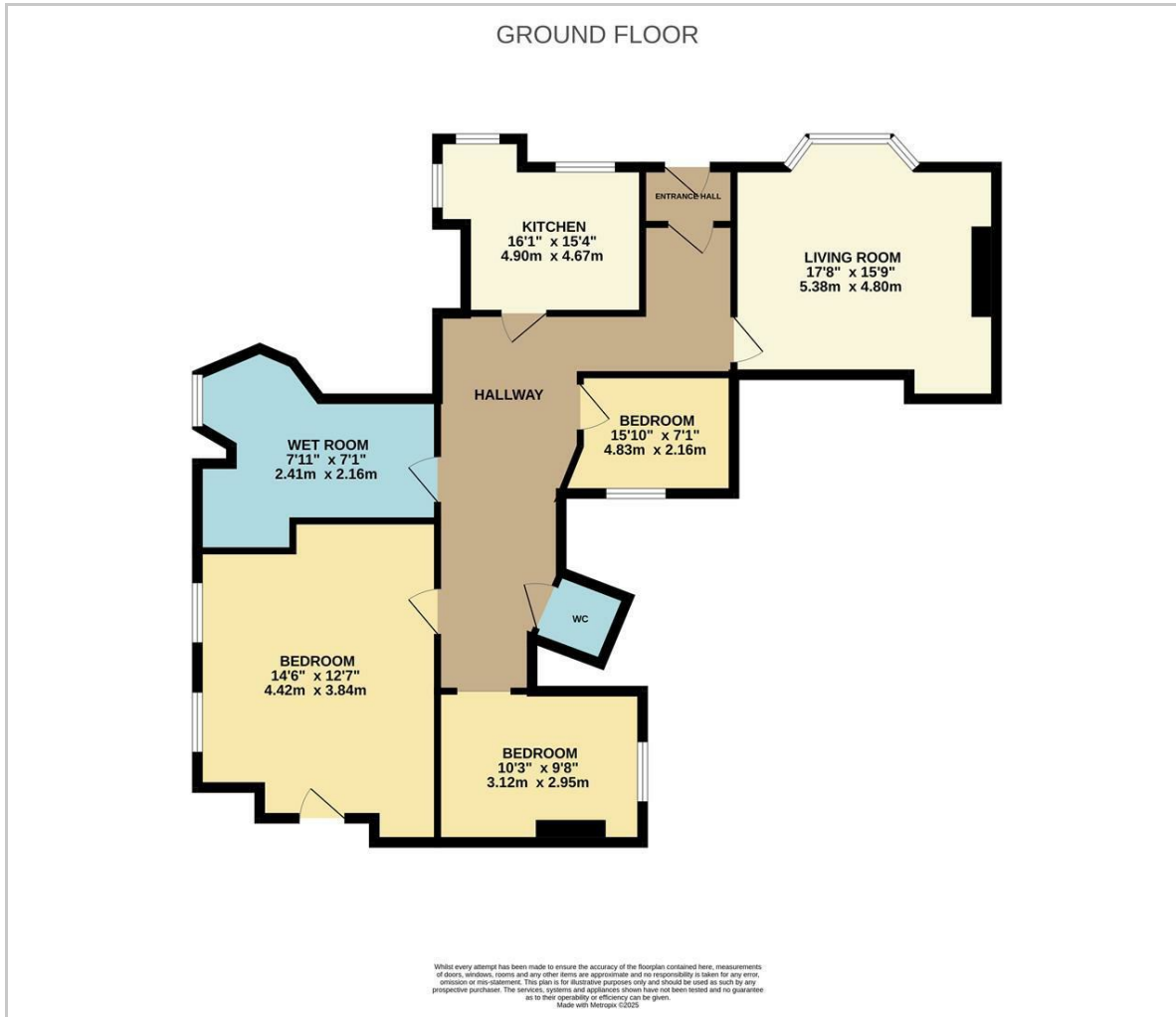
### Lease Information

The seller advises us that the property is offered with a share of freehold and holds a 995 year lease. The service charge is approximately £150 per month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Council Tax Band - B £1,992 per annum**



## Floor Plan



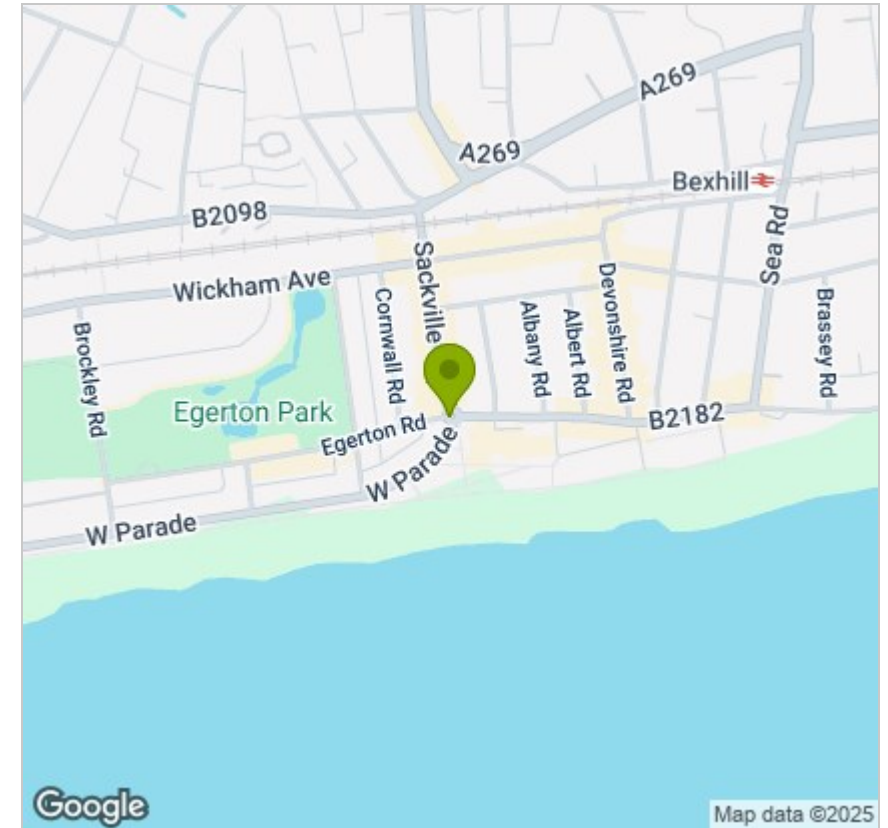
## Viewing

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

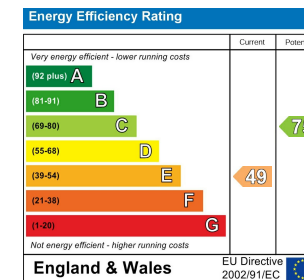
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## Area Map



## Energy Efficiency Graph



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