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& PARTNERS**

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**Flat 4, Sandringham Court, De La Warr Parade, Bexhill-on-Sea
TN40 1JZ
£215,500**

A WELL PRESENTED TWO DOUBLE BEDROOM THIRD FLOOR SEAFRONT BALCONY APARTMENT IN OLDER STYLE BLOCK, WHICH ENJOYS FINE VIEWS OVER SEAFRONT PROMENADE AND ENGLISH CHANNEL.

THIS ATTRACTIVE FLAT IS WITHIN A RESIDENT OWNED BLOCK AND BENEFITS SPACIOUS LIVING ROOM WITH SPECTACULAR SEA VIEWS AND ACCESS TO BALCONY, MODERN FITTED KITCHEN, GOOD SIZE MASTER BEDROOM, SECOND BEDROOM, MODERN BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING.

CONVENIENTLY LOCATED CLOSE TO TOWN CENTRE AMENITIES, RAILWAY STATION AND DE LA WARR PAVILION, THIS FLAT IS IDEAL FOR FULL TIME OCCUPATION, SECOND HOME OR LONG TERM LETTING.

OFFERED CHAIN FREE - VIEWING RECOMMENDED



THE ACCOMMODATION COMPRISES:-

Well presented Communal Entrance Hall with stairs to third floor.

Entrance Hall

Entryphone handset, cloaks cupboard, large storage cupboard.

Living Room

19'2" x 15'3" (5.84m x 4.65m)

A elegant and spacious south facing room with double glazed central french door to balcony flanked by tall twin double glazed windows enjoying fine Sea Views.

Ornamental tiled fireplace with fitted gas fire, two radiators, coved ceiling.

Balcony

South facing and enjoying 180 degree view over Seafront Promenade and English Channel to Beachy Head in the West.

Kitchen

8'8 x 6'3 (2.64m x 1.91m)

Modern fitted kitchen with good range of units, floor mounted cupboards and drawers with wood effect work surfaces and tiled surrounds. Matching wall mounted cupboards and larder cupboard. Inset one and half bowl sink unit. Appliances include Flavel gas oven with grill, Hotpoint washer/drier, Zanussi slim line dish washer. Viessmann wall mounted gas combination boiler. Double glazed window with fine Sea View.

Bedroom 1

13' x 11'6 (3.96m x 3.51m)

Built-in wardrobe cupboard, radiator, double glazed window with roof top views.

Bedroom 2

13'2 x 8' (4.01m x 2.44m)

Built-in wardrobe cupboard, radiator, double glazed window with roof top views.

Bathroom and wc

White suite comprising shower bath with tiled surrounds and fitted Mira shower over. Vanitory basin with cupboard under and mirror and strip light shaver point over, low flush wc, chrome heated towel rail, expelair extractor fan.

Resident Owned Freehold

A share of the freehold will be transferred upon completion.

Lease

Remainder of 999 year lease

Service Charge/ Maintenance Fund

£150 per calendar month.

Ground Rent

Not collected.

Council Tax Band: A

Agents Note

Furnishings are available by separate negotiation

Viewing Arrangements By Prior Appointment Please

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract and if any matter set out within them is of particular concern please contact us and we will check the information for you.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services so can not verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

