



**BRIAN  
HAZELL  
& PARTNERS**

49 Marina, Bexhill On Sea  
E Sussex, TN40 1BQ  
**Telephone: 01424 225555**  
Fax: 01424 213336  
Email: [info@brianhazell.co.uk](mailto:info@brianhazell.co.uk)  
[www.brianhazell.co.uk](http://www.brianhazell.co.uk)



## **Apartment M, Sackville, De La Warr Parade, Bexhill, East Sussex TN40 1ET**

**£189,950**

A SPACIOUS TWO BEDROOM APARTMENT WITH TWO BATHROOMS IN A NEW DEVELOPMENT OF FOUR LUXURY 1 & 2 BEDROOM APARTMENTS FOR RESIDENTS OVER 50 YEARS OF AGE, IN HISTORIC SACKVILLE BUILDING, PROMINATELY SITUATED ON THE SEAFRONT PROMENADE.

LOCATED ON THE LOWER GROUND FLOOR, THESE APARTMENTS AFFORD EASY OFF STREET ACCESS AND HAVE THE BENEFIT OF THEIR OWN SELF CONTAINED LOCALE, TOGETHER WITH ALL THE FACILITIES OFFERED IN THE MAIN BUILDING INCLUDING: CONCEIRGE OFFICE, ELEGANT COMMUNAL LOUNGE, 24 HOUR EMERGENCY PULL-CORD, LIFT ACCESS TO ALL FLOORS, LAUNDERETTE, ELECTRIC SCOOTER STORAGE & CHARGING, GUEST SUITE, SATELITE TV, BISTRO AND BEAUTY SALON.

A HIGH STANDARD OF FINISH THROUGHOUT, WITH WELL FITTED KITCHENS AND MODERN BATHROOMS, GOBARRON PROGRAMMABLE ELECTRIC HEATING, DOUBLE GLAZING, FITTED FLAT SCREEN TV'S, RECESSED CEILING LIGHTS, QUALITY FLOOR COVERINGS.

OFFERED WITH NEW 125 YEAR LEASE



## THE ACCOMMODATION COMPRISES:

### Communal Entrance Hall

Accessed via Security entryphone system, mobility scooter store with charging points.

### Front door to:

### Entrance Hall

Large double storage cupboard, entryphone system, recessed ceiling lights.

### Living Room

13'2" x 12'4" (4.01m x 3.76m)

Corner bay window and further double glazed window, recessed ceiling lights, wall mounted flat screen television with satellite connection, two modern electric heaters.

### Kitchen/Diner

11'4" x 10'2" (3.45m x 3.10m)

Well fitted with comprehensive range of modern units, having floor mounted cupboards and drawers with work surface over, tiled splashbacks, matching wall mounted cupboards, recessed ceiling lights, double glazed window and double glazed french door giving access to courtyard area and staircase to Middlesex Road.

### Bedroom 1

11' x 10'3" (3.35m x 3.12m)

Double glazed window, recessed ceiling lights, wall mounted flat screen television with satellite connection, modern electric heater.

### En Suite Shower Room/wc

Modern suite comprising: corner shower, low flush wc, vanity basin, recessed ceiling lights, heated towel rail.

### Bedroom 2

11'1" x 8'5" (3.38m x 2.57m)

Double glazed corner window and further window, recessed ceiling lights, modern electric heater.

### Shower Room

Fitted with modern suite comprising: Corner shower cubicle with electric shower, vanity basin with cupboard under, low flush wc, recessed ceiling lights, extractor fan.

## OUTSIDE

Well tended Communal Garden to front of building.

## Lease

New 125 year lease.

## Ground Rent

£75 per annum

## Maintenance/Service Charge

£812.50 per quarter to include maintenance and insurance of building, House Manager and staff, maintenance and insurance of two lifts, cleaning and lighting of communal areas and garden maintenance.

## Council Tax Band

TBA

## Please Note

No domestic pets are allowed in Sackville.

## 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 cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

