



**Apartment 54, Sackville, De La Warr Parade, Bexhill-on-Sea
East Sussex TN40 1LS**

£125,000

A WELL APPOINTED THIRD FLOOR, ONE BEDROOM APARTMENT WITH A CONTEMPORARY FEEL, HAVING A LIVING ROOM WITH ADDITIONAL TURRET ROOM WHICH ENJOY PANORAMIC SEA VIEWS.

THIS ATTRACTIVE PROPERTY HAS A MODERN KITCHENETTE AND SHOWER ROOM/WC, ELECTRIC HEATING, DOUBLE GLAZING.

LOCATED IN POPULAR OLDER STYLE SEAFRONT BLOCK OFFERING SECURE ACCOMMODATION FOR THE OVER FIFTIES. FACILITIES INCLUDE VIDEO ENTRYPHONE, 24-HOUR EMERGENCY HELP-LINE, ELEGANT COMMUNAL LOUNGE, TWO LIFTS, LAUNDERETTE, GUEST SUITE, RESIDENTS BAR AND VIDEO ROOM, BEAUTY SALON, BISTRO RESTAURANT.

OFFERED CHAIN FREE - VIEWING HIGHLY RECOMMENDED.



THE ACCOMMODATION COMPRISSES:

Entrance Hall

Video Entryphone screen, 24 hour Emergency helpline.

Living Room

16'6" x 9'2" (5.03m x 2.79m)

Double glazed windows having fine views over Seafront Promenade and English Channel. Night storage heater. Wide archway to



Turret Room

7'7" x 7' (2.31m x 2.13m)

With three double glazed windows offering to South and East, views over Seafront Promenade and English Channel and the West towards Gullivers bowling green. Night storage heater.

Kitchenette

9'2" x 5' (2.79m x 1.52m)

Well fitted with modern range of wall and floor mounted cupboards and drawers, inset sink unit with mixer tap, built-in twin ring hob with extractor hood above and oven under, recess with fridge/freezer, ceiling spotlight, double glazed window with fine sea view.



Bedroom

11' x 6'9" (3.35m x 2.06m)

Fitted double wardrobe cupboard with storage cupboards above. Double glazed window.



Shower Room/wc

Fully tiled wall and fitted with white suite comprising low flush wc, vanity basin with cupboard under, glazed corner shower cubicle with fitted Mira electric shower, chrome heated towel rail, wall mounted mirror, extractor fan.

OUTSIDE

Communal garden with seating area.

Lease

Extended lease of approximately 154 years

Ground Rent

Currently £75 per annum.



Service Charge/Maintenance

£987.50 per quarter to include maintenance and insurance of building, House Manager and staff, maintenance and insurance of two lifts, use of laundry facilities, cleaning and lighting of communal areas and garden maintenance.

Council Tax Band: A.

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.

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			
		79	
		66	

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

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England & Wales