



**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 57, Sackville, De La Warr Parade, Bexhill, East Sussex TN40 1LS**

**£110,000**

AN ATTRACTIVE ONE BEDROOM THIRD FLOOR FLAT, WHICH ENJOYS FINE SEA VIEWS FROM LIVING ROOM AND BEDROOM.

THE PROPERTY BENEFITS FROM FITTED KITCHEN AND SHOWER ROOM, ELECTRIC HEATING AND DOUBLE GLAZING.

LOCATED AT THE FRONT OF THIS POPULAR LATE VICTORIAN SEAFRONT BLOCK, WHICH OFFERS SECURE ACCOMMODATION FOR OVER 50's, WITH CONCIERGE AND IN-HOUSE 24 HOUR EMERGENCY HELPLINE, TWO LIFTS, ENTRY SECURITY, AN ELEGANT COMMUNAL LOUNGE, GUEST ROOM, LAUNDERETTE, BEAUTY SALON AND BISTRO RESTAURANT.

OFFERED CHAIN FREE - EARLY VIEWING HIGHLY RECOMMENDED.



## Hall

Entryphone security system handset with 24-hour emergency helpline. Cupboard housing hot and cold water tanks, shelved storage cupboard, wall mounted Dimplex electric heater.

## Sitting Room

14'5"(max) x 9'8" (4.39m(max) x 2.95m)

Twin uPVC tilt and turn windows to front elevation which enjoy fine views over Seafront Promenade and English Channel. Two wall mounted Dimplex electric heaters, TV aerial point.

## Kitchen

9' x 4'9" (2.74m x 1.45m)

Fitted with range of units consisting of floor mounted cupboards and drawers with work surface over and tiled surrounds; matching wall mounted cupboards, inset single bowl single drainer sink unit with mixer tap. Beko electric oven with extractor hood above. Fridge/freezer.

## Bedroom

8'9" x 7'7" (2.67m x 2.31m)

uPVC tilt and turn window with fine sea view, wall mounted electric panel heater.

## Shower Room

Fitted glazed corner shower cubicle with Triton shower, low flush wc, pedestal wash hand basin, shelved linen storage cupboard, chrome heated towel rail, medicine cabinet with mirror doors, shaver point, extractor fan.

## Lease

99 years from 1989 (lease extension available by separate negotiation).

## Ground Rent

£150.00 per annum.

## Maintenance/Service Charge

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

## Please Note:

No domestic pets are allowed in Sackville.

## 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 cannot 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.

