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**Flat 11, Glyne Hall, De La Warr Parade, Bexhill-on-Sea.
East Sussex TN40 1LY**

£299,950

A WELL PRESENTED TWO BEDROOM PURPOSE BUILT SOUTH FACING BALCONY FLAT ON THE SECOND FLOOR OF THIS POPULAR SEAFRONT BLOCK WITH LIFT, CONVENIENTLY SITUATED FOR BEXHILL TOWN CENTRE, RAILWAY STATION AND THE DE LA WARR PAVILION.

THIS MOST ATTRACTIVE FLAT, WHICH ENJOYS OUTSTANDING PANORAMIC SEA VIEWS FROM ALL PRINCIPAL ROOMS HAS A SUN BALCONY ACCESSED FROM BOTH LIVING ROOM AND MASTER BEDROOM, FITTED KITCHEN, MASTER BEDROOM WITH BUILT-IN WARDROBES, SECOND BEDROOM, BATHROOM/WC WITH BATH AND SHOWER OVER, SEPARATE WC, ELECTRIC HEATING, RESERVED PARKING SPACE TO THE REAR AND A LOCKABLE STORE IN THE BASEMENT.

AN EARLY VIEWING IS HIGHLY RECOMMENDED.



THE ACCOMMODATION COMPRISES:

Lift or stairs to second floor.

Front door to:

Entrance Hall

Entry phone handset. Shelved airing cupboard, cupboard housing hot tank with immersion heater, night storage heater, meter cupboard, coved and textured ceiling.

Living Room:

17'6" x 11'10" (5.33m x 3.61m)

Night storage heater, television aerial point; four wall light points. Serving hatch to kitchen; coved and textured ceiling. Full width uPVC double glazed picture windows having outstanding views over seafront promenade and English Channel towards Beachy Head, adjacent double glazed French door leading to:

Recessed Balcony:

17'0" in length (5.18m in length)

With metal safety rail and having outstanding views over seafront promenade and English Channel beyond.

Kitchen:

8'6" x 7' (2.59m x 2.13m)

Fitted with good range of modern units comprising: floor mounted cupboards and drawers with work surface over; matching wall mounted cupboards. Inset sink unit with mixer tap; larder cupboard. Schott ceramic hob with electric oven under and extractor hood above, built in larder fridge freezer, space for washing machine, uPVC double glazed window with outlook over seafront promenade and English Channel beyond.

Bedroom 1:

13'6" x 12'0" (4.11 x 3.66)

Built-in double wardrobe cupboard with storage above, two wall light points. coved and textured ceiling. Full width uPVC double glazed windows having fine outlook over seafront promenade and English Channel beyond, and adjacent double glazed door to balcony.

Bedroom 2:

9'10" x 8'6" (3.00 x 2.59)

uPVC double glazed window with fine outlook over seafront promenade and English Channel beyond, coved and textured ceiling.

Bathroom and wc

Well fitted with white suite comprising panelled bath having fully tiled surrounds and built-in Triton shower over, low level wc, pedestal wash hand basin, chrome heated towel rail. Dimplex wall mounted heater, extractor fan, tiled floor.

Separate wc

Low level wc., extractor fan.

OUTSIDE

Lockable storage cupboard of approx 4' depth beneath the block,

Parking Space No.11 to rear of block

Lease

999 year year ending in 2975

Maintenance

£1000 per quarter to include general maintenance and insurance of the building, water charges, cleaning and lighting of communal areas, gardening, audit and management fees.

PLEASE NOTE: Our clients own a share in the freehold management company which will be passed to the purchaser on completion.
Council Tax Band: C.

Freehold

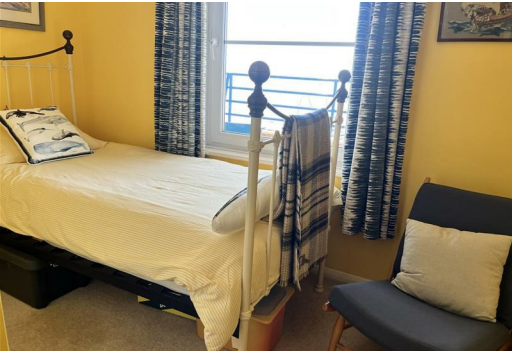
The freehold of the block is held by a resident's company Glyne Hall Freehold Ltd, in which flat owners hold a share.

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.



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