

Britain's Number One Retirement Property Specialist

34 Homewarr House

De la Warr Parade, Bexhill-on-Sea, East Sussex, TN40 1PL







PRICE: Offers in Excess of

Lease: 99 years from 1985

£135,000

Property Description:

SEA VIEWS & BALCONYA TWO BEDROOM RETIREMENT APARTMENT ON THE SECOND FLOOR

Homewarr House was constructed by McCarthy & Stone (Developments) Ltd and comprises 57 properties arranged over 5 floors served by two lifts. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Some flats have sea views
- Development Manager

- **Guest Suite**
- Two lifts to all floors
- Minimum Age 60
- Lease 99 years from 1985

Interior photos to follow.

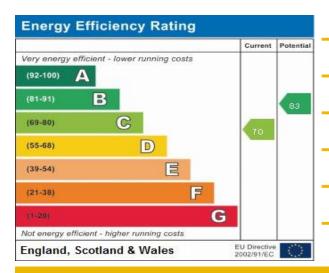
For more details or to make an appointment to view, please contact Millie & Carla



Visit us at retirementhomesearch.co.uk



Floor Plan to follow.



For Financial Year Ending:

31/08/2024
Annual Ground Rent:

£565.36
Ground Rent Period Review:

2029
Annual Service Charge:

£5370.56
Council Tax Band:

B
Event Fees:

1% Transfer
0.00 Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.