



40 South Beach Apartments Sea Road, Bexhill-On-Sea, TN40 1FJ

A WONDERFUL OPPORTUNITY TO SECURE THIS IMMACULATELY PRESENTED AND PRESTIGIOUS FIFTH (TOP) FLOOR PENTHOUSE APARTMENT WITH TWO ALLOATED UNDERGROUND PARKING SPACES AND IDEALLY SITUATED CENTRALLY IN BEXHILL TOWN CENTRE WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL SHOPS, RESTAURANTS & AMENITIES AS WELL AS THE SEAFRONT, THE DE LA WARR PAVILION AND BEXHILL TRAIN STATION CONNECTING TO LONDON.

South Beach Apartments was designed by award winning architect Stephen Langer Associates and built in 2018 by Millennium Homes to a high specification with spacious communal halls & lift lobby areas with the apartment itself benefitting from fully fitted appliances to the 18'4 x 7'6 kitchen/breakfast room, a bath/shower room and en-suite shower room with quality fittings, built-in wardrobes to both second & third bedrooms with Juliette balconies to both bedroom two and the living room. There is also a private balcony to the main bedroom. A particular feature is the 21'0 x 13'5 (max) circular balcony adjoining the living room which enjoys stunning town, sea and distant views towards Beachy Head in Eastbourne and St Leonards seafront.

Further benefits include allocated residents double length underground parking, secure entryphone system, Rointe electric radiators, double glazing and there is approximately 5 years remaining on the LABC build warranty. The ground rent is £332 per annum with the service charge being £3,141 per annum which includes water and mains drainage charges. Viewing is encouraged to appreciate the space & aspect of this beautiful apartment as well as its convenient location and commanding views. The property is to be sold CHAIN FREE and viewing is strictly by appointment with Sole agent, Charles & Co.

Price £394,950

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- Three Bedroom Penthouse Flat
- Two Outside Private Balconies
- Entryphone and Residents Lift
- To Be Sold CHAIN FREE
- Prestigious Town Centre Building
- Bath/Shower Room & En-Suite
- Two Allocated Parking Spaces
- Top (Fifth) Floor Position with Views
- 18'4 Kitchen with Fitted Appliances
- Sea and Townscape Views

Communal Entrance Hall

Residents Lift Lobby

Residents Fifth Floor Lobby

Reception Hall

Living Room

16'9 x 11'8 (5.11m x 3.56m)

Private Balcony

21'0 x 13'5 max (6.40m x 4.09m max)

Kitchen/Breakfast Room

18'4 x 7'6 max (5.59m x 2.29m max)

Bedroom One

16'0 x 9'8 (4.88m x 2.95m)

En-Suite Shower Room

8'9 x 5'0 (2.67m x 1.52m)

Private Balcony

18'0 x 5'0 (5.49m x 1.52m)

Bedroom Two

14'0 x 10'0 (4.27m x 3.05m)

Bedroom Three

12'0 x 8'9 (3.66m x 2.67m)

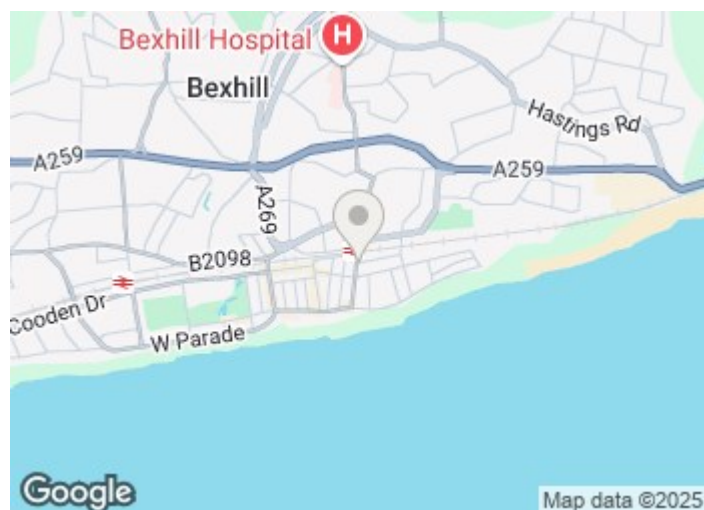
Bath/Shower Room

11'0 x 5'2 max (3.35m x 1.57m max)

Outside

Residents Allocated Parking

30'0 x 8'10 (9.14m x 2.69m)





Floor Plan

FIFTH (TOP) FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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		