

PHILLIPS & STUBBS



coastal +
COUNTRY



Located within a short walk of many independent shops, street markets, pavement cafés, restaurants, and De La Warr Pavilion. Bexhill on Sea with its elegant two mile promenade, award winning beach with a wide expanse of sand and broad streets retains some of the charm and style that made it a favourite retreat of the Edwardian aristocracy. Adjacent to the properties at Channel View and Marina Court Avenue is the world famous Grade I Listed De La Warr Pavilion, which offers an excellent arts programme throughout the year. Commissioned in 1935 it was the first public building in Britain to be built in the International style, so that it embodied an optimistic and progressive view, with a revolutionary structure of glass, welded steel and concrete. Widely recognised as a perfect example of the Modern Movement style with its low horizontal appearance, ribbon windows and curtain walls, it has a large contemporary art gallery with an exciting arts programme, a shop specialising in books on art and culture and a café- restaurant. In addition, Bexhill has an active sailing club, a rowing club, a modern leisure centre, an indoor swimming pool, tennis courts, bowling clubs and two golf courses. Windsurfing and kitesurfing are available at nearby Normans Bay. The mainline railway station provides direct services to London Victoria and Eastbourne and London St Pancras via the high speed service from Ashford International.

Lease details – 999 year Lease from 4th May 2018. No ground rent. Maintenance is as and when occurring on a 50/50 basis. 79a currently owns the Freehold but a 50% share will be assigned to the ground floor flat on completion of the sale.

The property has recently been extensively renovated and includes a new gas fired boiler, kitchen and bathroom fittings, redecorated and carpeted and now offers light and elegant accommodation.

The entrance is via a private side door into an **entrance lobby** with original turned staircase rising to the spacious first floor main landing.

Living room with full height bay window to the front, fireplace with painted surround, picture rail and cornicing.

Dining room/bedroom 3 with window to the front, picture rail and cornicing.

Kitchen/breakfast room fitted with a range of base and wall mounted units with wooden worksurfaces incorporating a stainless steel sink unit, space for Range style gas cooker, extractor fan, integrated fridge, freezer, washing machine and dishwasher. Exposed parquet flooring, windows to the rear, original built in storage cupboard.

Bedroom 1 two built in cupboards and window to side.

Cloakroom comprising w.c, wash hand basin and window to side.

Bathroom comprising panelled bath with shower over, wash hand basin, window to side, tiled flooring.

Bedroom 2 at mezzanine level, currently used as a study, window to side.

Note: There is no outside space or garden with this property. Parking is available in the street (not allocated).

Price guide: £275,000 Leasehold

79a Dorset Road, Bexhill on Sea, East Sussex TN40 1SQ

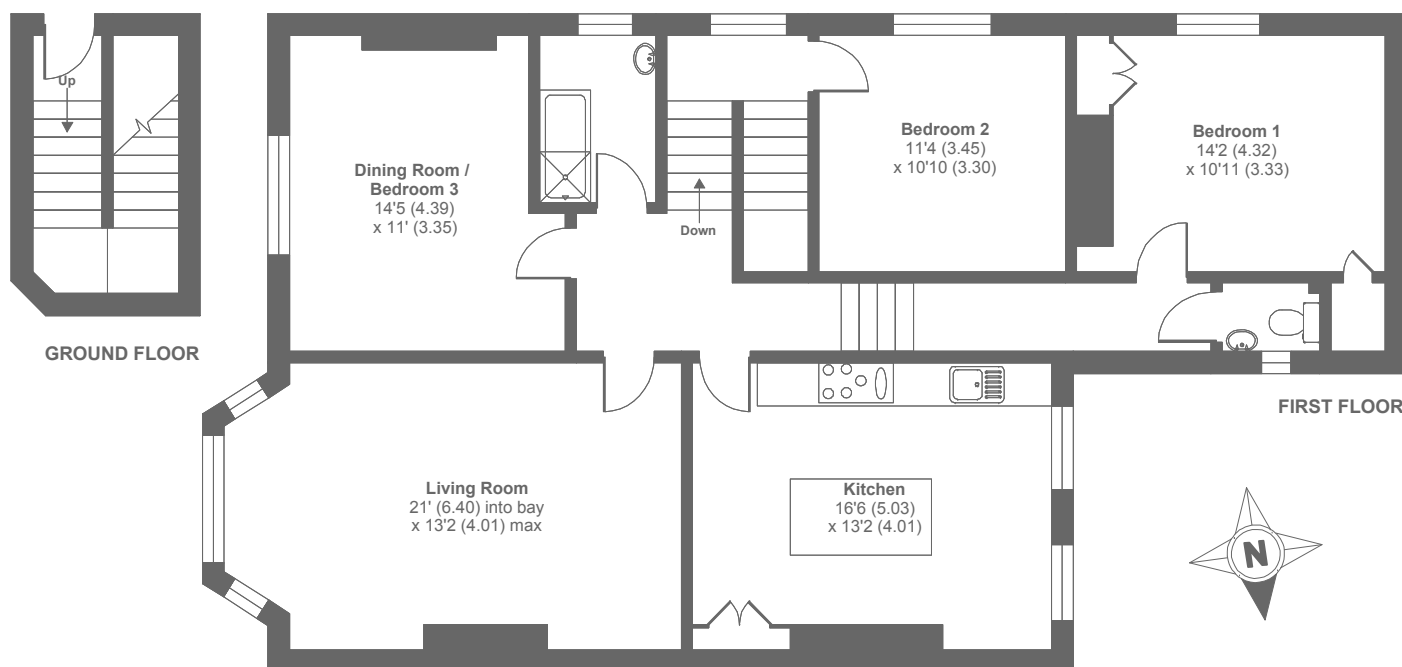


A three bedroom first floor maisonette recently refurbished offering spacious and elegant accommodation.

- Ground floor private entrance hall • First floor main galleried landing • Living room • Kitchen/breakfast room • Dining room/bedroom 3 • Bedroom 1 • Cloakroom • Family bathroom • Bedroom 2 at mezzanine level
- Gas heating • EPC rating C • Note: There is no outside space

Dorset Road, Bexhill-on-Sea, TN40

APPROX. GROSS INTERNAL FLOOR AREA 1311 SQ FT 121.8 SQ METRES



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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