

Grenada West Parade, Bexhill-On-Sea TN39 3DP



welcome to

Grenada West Parade, Bexhill-On-Sea

Fox & Sons are delighted to present this beautiful two-bedroom apartment with NO ONWARD CHAIN in the desirable 'WEST INDIES' blocks. This diamond property offers both convenience and serenity with stunning SEA VIEWS, generous-sized bedrooms and lounge space and a private balcony! Contact us today!













Communal Hall

With both lift and stair access to all floors.

Entrance Hall

With an electric heater, telephone port and entry phone, integrated storage cupboards and airing cupboard.

Lounge

14' 9" x 14' 4" (4.50m x 4.37m)

The lounge is a light, airy and neutral space, with double-glazed double-aspect windows to both the side and front aspect in addition with a large double glazed door leading seamlessly to the private balcony, powerpoints, TV point and an electric radiator.

Kitchen

14' 8" x 13' (4.47m x 3.96m)

A neutral matching suite equipped with ample worktops, AEG inset hob with extractor fan above and AEG mid-level oven, space and plumbing for a dishwasher, fridge freezer and washing machine, stainless steel mixer tap & drainer, a double-glazed window to the front aspect, part tiled walls and laminate flooring.

Bedroom One

14' 5" x 11' 6" (4.39m x 3.51m)

The first bedroom is an amazing double-aspect room filled with light from the double-glazed windows at both the side and rear aspects, a view of the cricket pitch, large fitted storage wardrobe, powerpoints and electric heater.

Bedroom Two

15' 1" x 10' 6" (4.60m x 3.20m) Featuring a double-glazed window to the rear overlooking the Polegrove field, fitted storage wardrobe, wall mounted electric heater and powerpoints.

Shower Room

A matching white suite comprising of a single shower tray with plumbed shower head above, lowlevel WC, pedestal wash-hand basin, neutral tiled walls & flooring, shaving point and a mounted heated towel rail.

Balcony

Offering privacy and close proximity sea views, the balcony is a generous-sized space with balustrade secure glass surround - enjoy the uninterrupted lifestyle whilst looking out over the well-maintained communal gardens & the sea shore.



Total floor area 90.5 m² (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Grenada West Parade, Bexhill-On-Sea

- ***GUIDE PRICE £300,000 £325,000***
- DESIRABLE 'WEST INDIES' PLOT
- PRIVATE BALCONY WITH SEA VIEW
- LONG LEASE
- NO CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

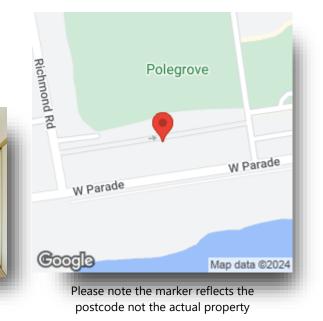
guide price

£300,000









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Property Ref: BOS112187 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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