



**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 )

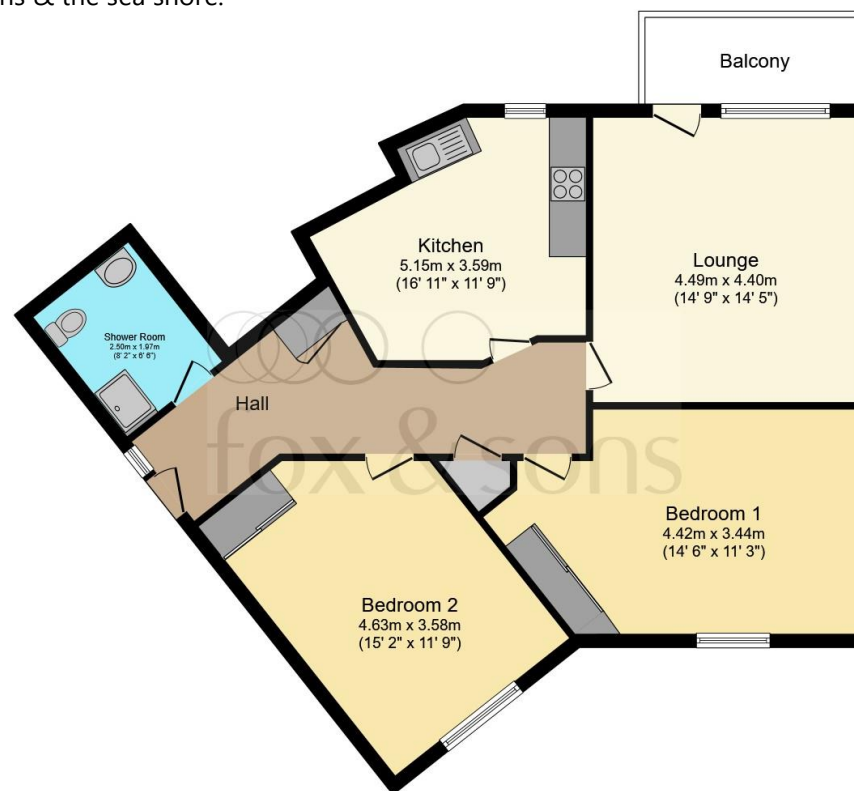
Featuring a double-glazed window to the rear overlooking the Polegrove field, fitted storage wardrobe, wall mounted electric heater and powerpoints.

### Shower Room

A matching white suite comprising of a single shower tray with plumbed shower head above, low-level 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 m<sup>2</sup> (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](http://www.focalagent.com)



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## Grenada - West Parade, Bexhill-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DESIRABLE 'WEST INDIES' PLOT
- PRIVATE BALCONY WITH SEA VIEW

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2936.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112187 - 0016

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