



West Parade, Bexhill-On-Sea TN39 3HR

welcome to

West Parade, Bexhill-On-Sea

Fox & Sons are delighted to offer to the market this extremely well-presented TWO-BEDROOM LOWER-GROUND LEVEL APARTMENT closely located to an array of useful amenities and situated directly on the desired promenade along the West Coast of Bexhill-On-Sea!



Entrance Hallway

Leading to all accommodation.

Lounge

12' 10" x 12' 6" (3.91m x 3.81m)

Benefiting from brilliant presentation & a modern condition throughout, wooden flooring throughout, large & double-glazed bay windows, radiator, branded 'SMEG' electric fireplace, powerpoints & TV point.

Kitchen / Diner

22' 6" x 12' (6.86m x 3.66m)

The kitchen comprises a range of modern & matching wall and base units, integral dishwasher, stainless steel sink & drainer unit with mixer tap, integral oven & grill with four-ring induction hob and extractor fan above, space and plumbing for a washing machine, matching wood effect counters & wood flooring, powerpoints and spotlight lighting.

Open plan to...

The dining area offers the same wood flooring throughout, additional space for a free standing fridge freezer, powerpoints, double radiator, built-in storage and access to the rear garden via a double-glazed single door.

Bedroom One

17' 11" x 10' 10" (5.46m x 3.30m)

Another immaculate & bright room featuring two separate double-glazed windows to the front-aspect, radiator, powerpoints and the gorgeous continued wooden flooring.

Bedroom Two

17' 1" x 5' 1" (5.21m x 1.55m)

Featuring two double-glazed windows, wooden flooring, powerpoints, radiator and extensive sliding-door storage.

Bathroom

7' 1" x 5' 10" (2.16m x 1.78m)

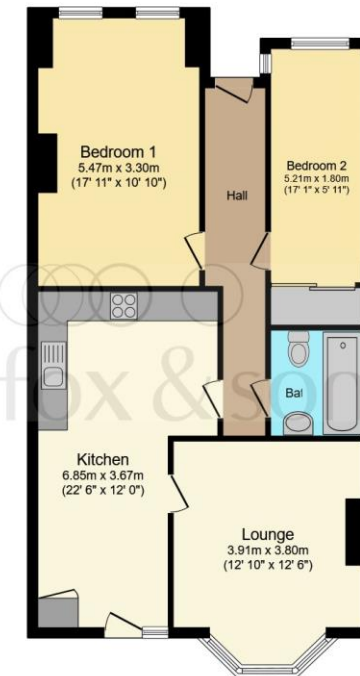
An immaculate suite comprising an 'L' shaped paneled bathtub with chrome attachments & shower head above, vanity & storage wash hand basin, low-level WC, matching fully-tiled walls & flooring.

Rear Garden

The apartment has a private rear garden, a rarely found benefit along West Parade! Offering a good sized patio & lawn space, mature shrubbery and rear gate leading to the additional benefit of off-road parking.

Agents Note:

The lease length is currently in the process of being extended by the current owner. Property particulars, viewers and potential buyers will be notified when this is completed.



Total floor area 80.4 m² (866 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



view this property online fox-and-sons.co.uk/Property/BOS112412



welcome to

West Parade, Bexhill-On-Sea

- Two-Bedroom Lower Ground Floor Apartment
- Situated Directly Along the West Promenade
- Beautiful, Modern & Tasteful Condition Throughout
- Private Rear Garden & Off-Road Parking
- Lease Extension in Progress & a Share in the Freehold!

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112412



Property Ref:
BOS112412 - 0006

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk