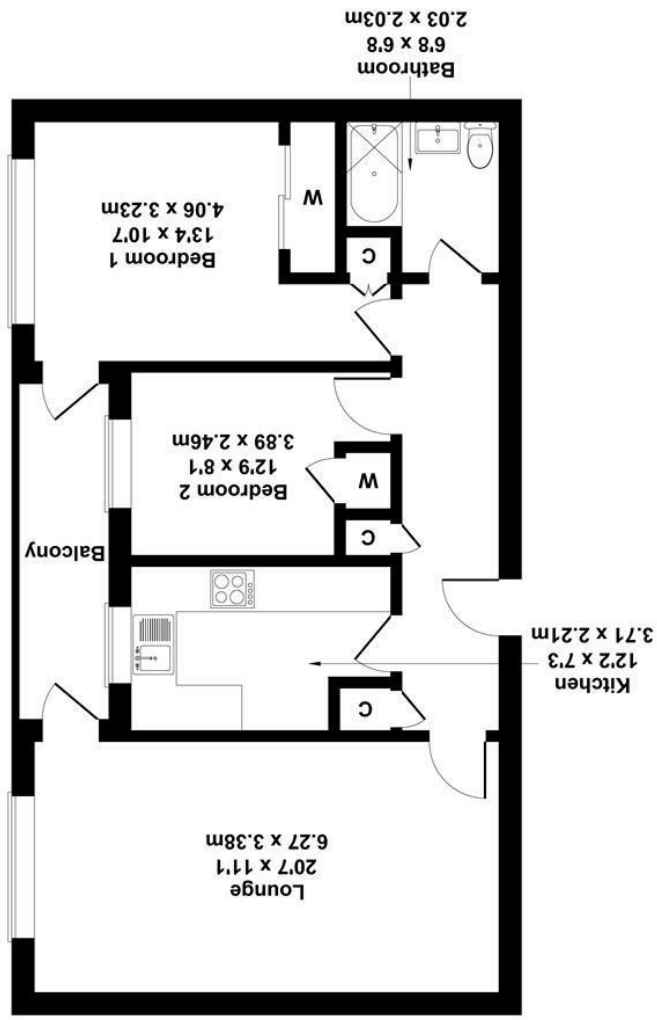


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**BURGESS & CO.**  
01424 222255

25 Barbados, De La Warr Parade, Bexhill-On-Sea, TN40 1PJ

£235,000 Leasehold -  
Share of Freehold



01424 222255

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this bright and spacious first floor apartment, enjoying sea views and forming part of this well maintained purpose built block. Ideally located directly opposite Bexhill promenade with its coastal walks and beautiful beaches. Bexhill Town Centre is within 1 mile with its range of shopping facilities, restaurants, mainline railway station, and Ravenside Retail Park is within a short walk with further shops and leisure centre. The accommodation is arranged to provide an entrance hall, a living room with access to an east facing balcony, a fitted kitchen, two double bedrooms and a fitted bathroom/w.c. The property benefits from gas central heating and double glazing. To the outside there is an attractive communal garden and access to a garage in block. Viewing is essential to appreciate the size and position.

**Communal Entrance Hall**

With entry-phone system, stairs rise to

**First Floor**

With private front door to

**Entrance Hall**

With entry-phone system, radiator, two built-in storage cupboards.

**Kitchen**

12'2 x 7'3

Comprising matching range of wall & base units, worksurfaces, inset sink unit, inset gas hob with extractor hood over, fitted oven, space for appliances, partly tiled walls, cupboard housing wall mounted boiler, double glazed window to the side with sea views.

**Living Room**

20'7 x 11'1

With radiator, double glazed window to the side, enjoying sea views. Double glazed door to

**Balcony**

With space for seating, enjoying sea views.

**Bedroom One**

13'4 x 10'7

With radiator, built-in wardrobes, built-in cupboard, double glazed window to the side enjoying sea views. Double glazed door leading to Balcony.

**Bedroom Two**

12'9 x 8'1

With radiator, built-in cupboard, double glazed window to the side, sea views.

**Bathroom**

6'8 x 6'8

Comprising bath with Triton electric shower over, pedestal wash hand basin, low level w.c, radiator, tiled walls, extractor fan.

**Garage**

With up & over door, located in a block.

**NB**

There is the remainder of a 999 year Lease from 25 March 1979 to include a share of the Freehold. We have been advised that the service charges which include water/sewage rates are £2,000.00 per year, which is paid half yearly in June and December. Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 