

**RUSH  
WITT &  
WILSON**



**81 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS  
Offers In Excess Of £140,000**

**An opportunity to acquire this stunning fourth floor retirement flat, ideally located in this highly sought after seafront block. Having been modernised throughout to an exceptionally high standard the property comprises spacious lounge/diner, stunning modern fitted kitchen with built in appliances, modern fitted shower room and large double bedroom with built in wardrobes. Conveniently situated in this popular seafront block with additional facilities of communal lounge with library, newly refurbished guest suite, laundrette and on site manager. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning flat in this beautiful historic building. Council Tax Band A.**



**Communal Entrance**

Entry phone system, concierge service available, stairs and lifts to fourth floor.

**Hallway**

Timber internal front door leading to hallway comprising services cupboard housing the electric consumer unit, entry phone system.

**Lounge/Diner**

14'3" x 12'0" (4.35 x 3.67)

Double glazed window to the side elevation, digital modern electronic thermostatically controlled radiator.

**Kitchen**

12'7" x 6'3" (3.86 x 1.91)

Double glazed window to the side elevation, stunning modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated electric oven, worktop mounted induction hob with fitted stainless steel extractor hood above, stainless steel single sink with drainer and mixer tap with cupboard underneath housing the modern pressurised hot water boiler.

**Bedroom**

14'4" x 10'10" (4.39 x 3.32)

Double glazed window to the side elevation with lovely rooftop views across Bexhill, one modern digital electronic thermostatic controlled radiator, range of two fitted double wardrobes with hanging space and shelving.

**Shower Room**

Wall mounted heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large walk in corner shower cubicle with wall mounted electric power shower and shower attachment, part aqua panelled walls, extractor fan.

**Maintenance And Lease**

Lease 150 years, maintenance is £3250 p/a, ground Rent £75 paid half yearly, water bill is £50 per quarter.

**Communal Facilities**

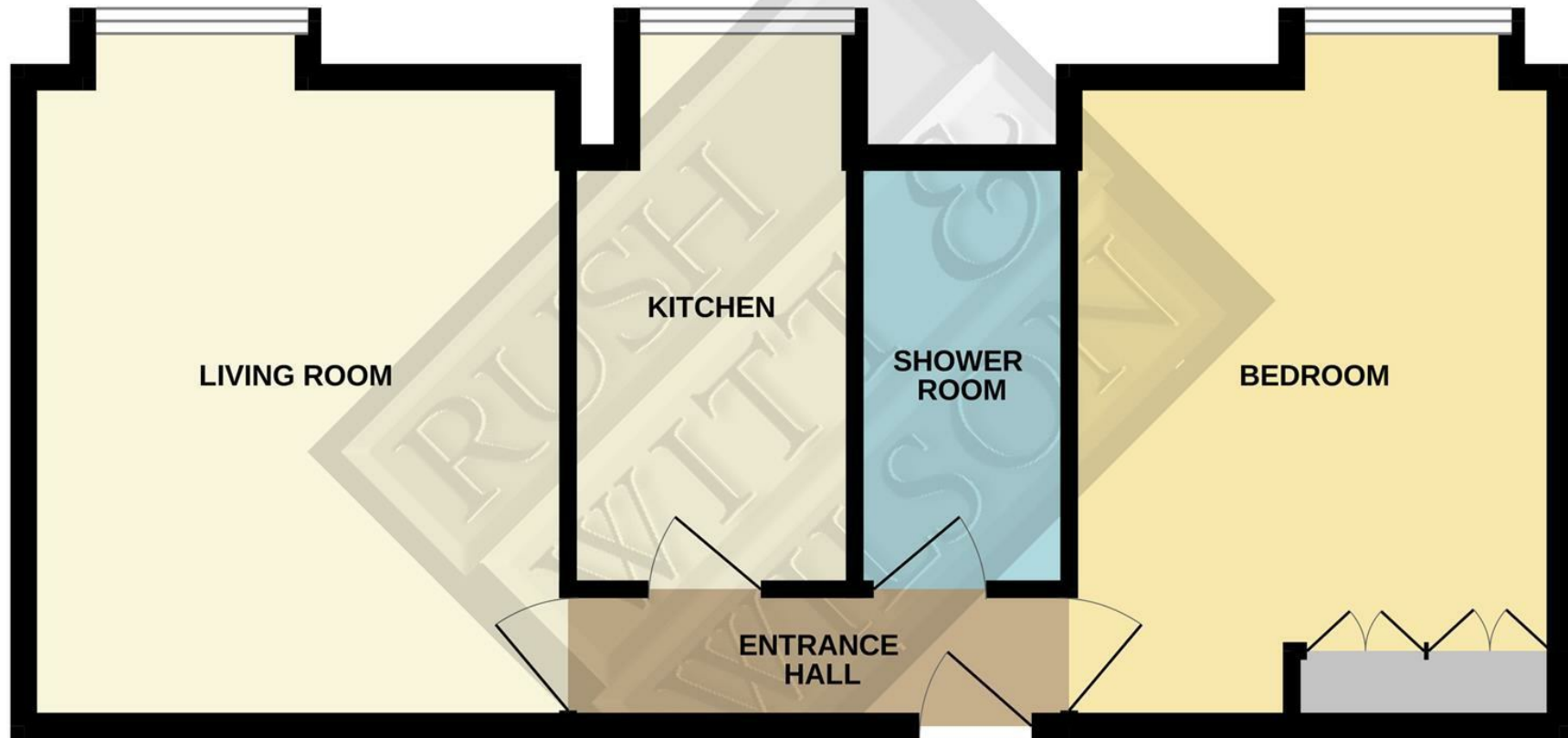
Communal lounge with library, newly refurbished guest suite, laundrette and on site manager.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



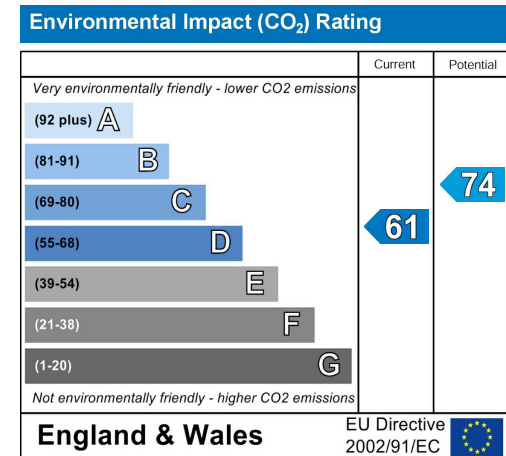
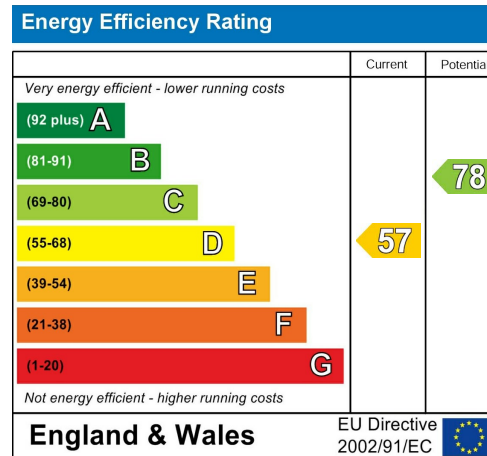
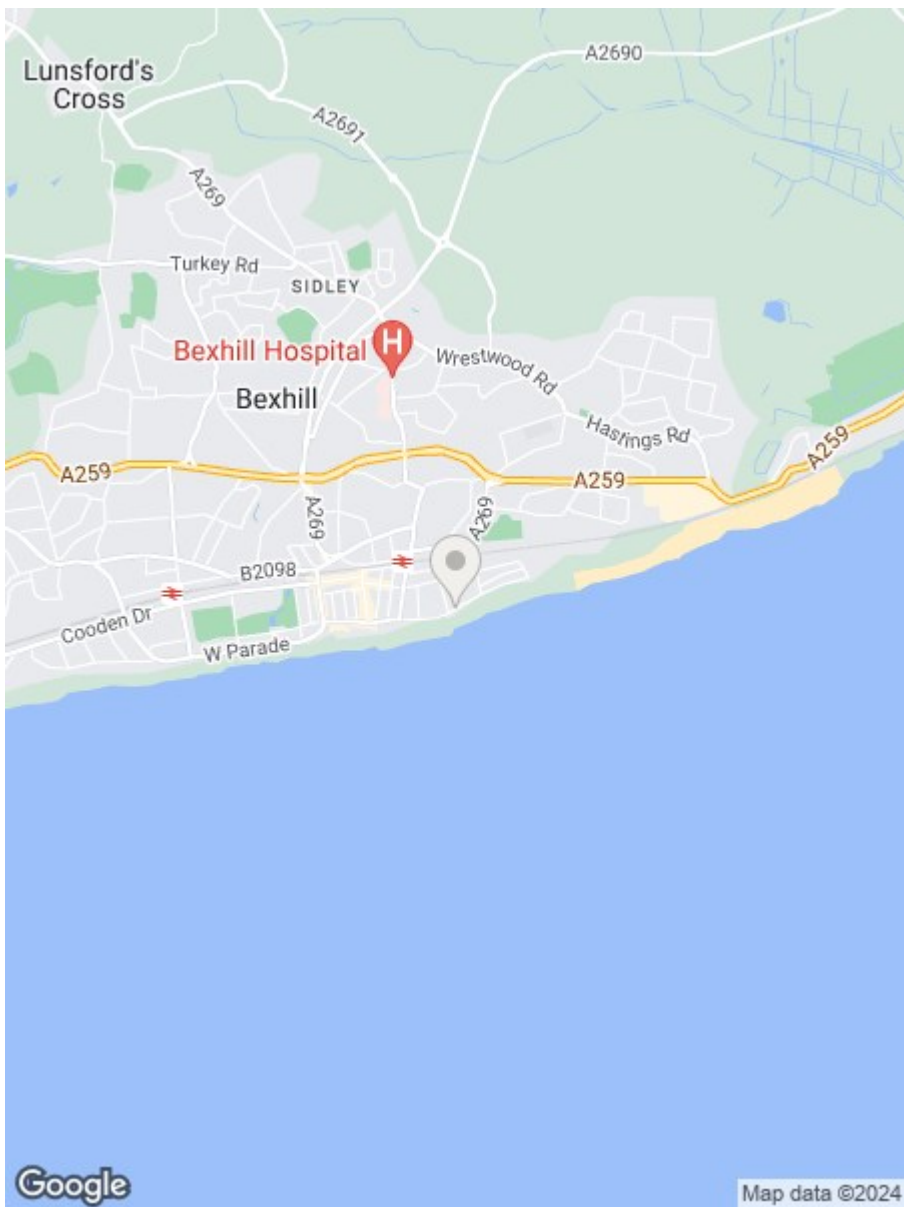
GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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