

**RUSH  
WITT &  
WILSON**



**Flat 1, Grenada West Parade, Bexhill-On-Sea, East Sussex TN39 3DP  
£399,950**



**This stunning two-bedroom ground floor seafront flat is located in the prestigious West Indies Development, right along the Bexhill's beautiful seafront and promenade. The property has been presented to an exceptional standard by the current vendors, featuring double-glazed windows and doors for energy efficiency and comfort. Key highlights include: Modern eco electric digital radiators for efficient heating. A garage en-bloc for secure parking. A southerly facing UPVC conservatory, perfect for enjoying sunshine throughout the day. A modern kitchen/breakfast room, ideal for culinary enthusiasts and casual dining. A contemporary bathroom suite complete with a walk-in shower. This flat is just a stone's throw from the beach and conveniently close to Bexhill Town Centre, which offers an excellent range of shopping facilities, services, and a mainline railway station providing direct access to London. With no onward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended by Rush Witt & Wilson, the sole agents handling this exceptional opportunity. Don't miss out on securing your dream seaside home! Council Tax Band D.**



**Communal Entrance Hall**

With entry phone system, access to lift and stairs.

**Entrance**

Hallway with entry phone system, electric radiator, light coloured wooden flooring, built in airing cupboard with slatted shelving,

**Cloakroom**

Comprising w/c with low level flush, wall mounted wash hand basin, vanity unit beneath, half height wall tiling, floor tiling.

**Kitchen/Breakfast Room**

24'8" x 9'8" (7.52 x 2.95)  
Beautiful kitchen comprising a range of base and wall units, wood block effect worktops, plumbing for washing machine, space for tumble dryer, integrated oven and grill, electric glass hob, extractor canopy and light, single drainer stainless steel sink with mixer tap, window to side elevation, integrated dishwasher, wood effect flooring, breakfast bar, seating area for table and chairs, modern electric digital radiator.

**Living Room**

17'4" x 15'3" (5.29 x 4.65)  
Window to the side elevation, overlooking the beautifully kept lawns, modern electric radiator., sliding patio doors leading to the conservatory.

**Conservatory**

13'10" x 4'7" (4.23 x 1.40)  
Overlooking the southerly elevation, sliding patio door and picture windows to the front and side.

**Bedroom One**

15'8" x 11'11" (4.79 x 3.64)  
Wall mounted electric digital radiator, window to side elevation, built in wardrobe/cupboards.

**Bedroom Two**

19'1" x 11'8" (5.82 x 3.58)  
Windows to the front and side elevations, irregular shape, wall mounted modern digital electric radiator, built in wardrobe/cupboards.

**Bathroom**

Beautiful modern suite comprising walk in, double width

shower with glass screens, chrome shower head, rainfall shower and hand attachment, low level w/c, pedestal wash hand basin, half height wall tiling, window to side elevation, tiled flooring, wall mounted Dimplex electric heater.

**Lease and Maintenance**

Share of freehold, 946 years remaining, approx. £3434 per annum.

**Garage En-Bloc**

With electric bi-folding door. No. 59. light and power sockets.

**Communal Gardens**

Beautifully designed and maintained, meandering lawns, mediterranean arranged landscaped gardens with palm trees and various shrubs.

**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.







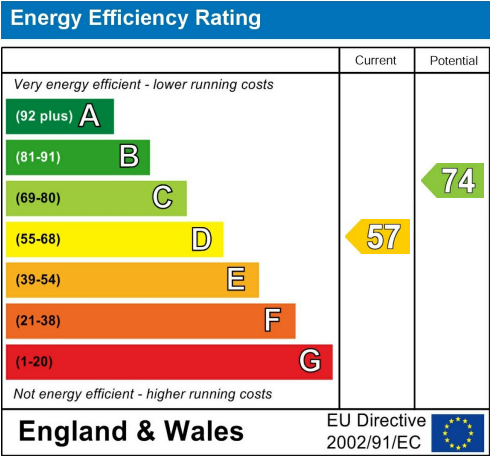
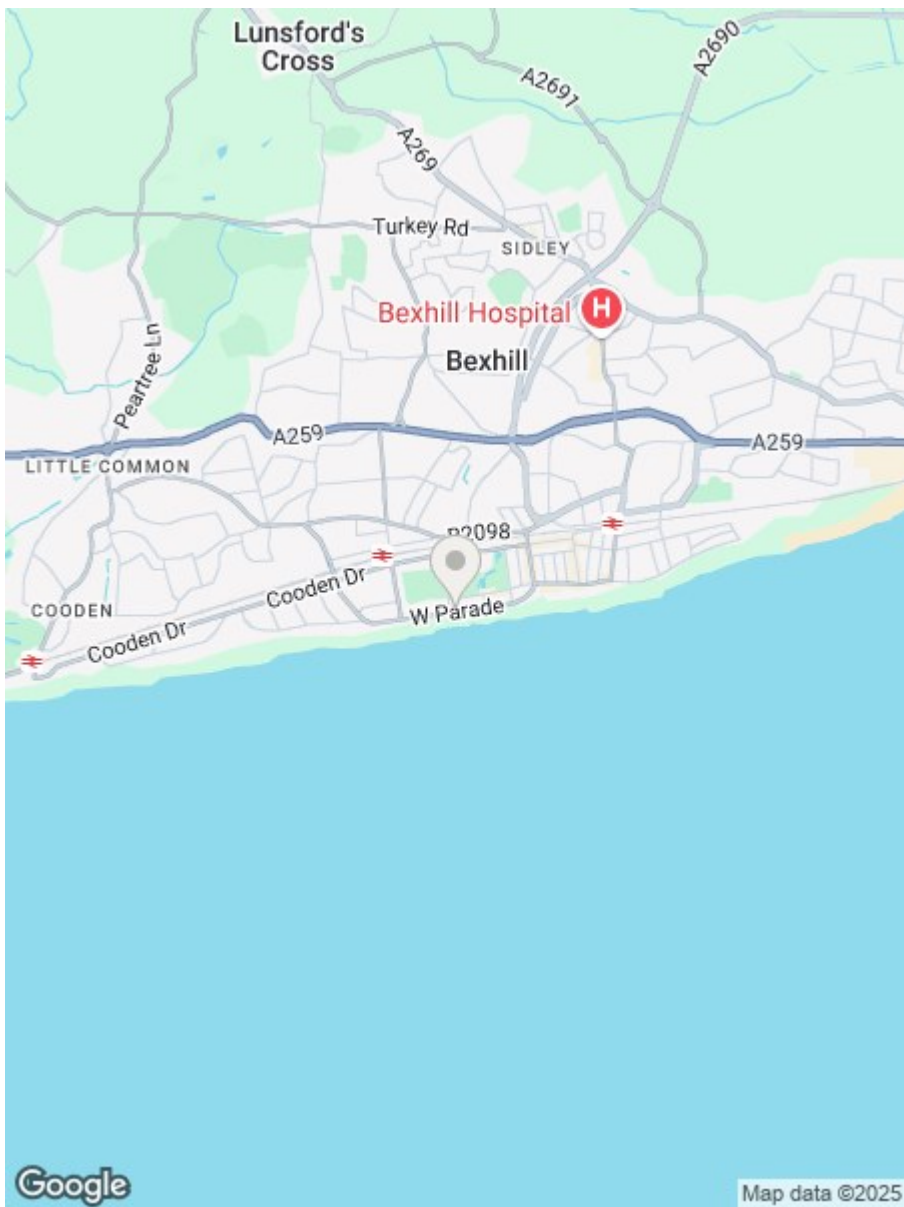
GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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