



St Lucia West Parade, Bexhill on Sea, TN39 3DT

£275,000





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# St Lucia West Parade

Bexhill on Sea, TN39 3DT

- South-west balcony with sea views
- Electric heating and uPVC double glazing
- Two double bedrooms - both with wardrobes
- Much favoured 'Larkin'-built block
- Easy reach of town centre shops and Collington station
- Good size double aspect lounge
- No onward chain
- Garage in block
- Attractive first floor seafront flat - served by lift

Abbott and Abbott Estate Agents offer for sale, with no onward chain, an attractive and well proportioned first floor seafront flat, served by lift, offering lovely sea views. Built by local builders, R A Larkin, the property is on the west wing of the block and provides bright and well-planned accommodation which includes two double bedrooms - both with wardrobes, a lovely double aspect lounge with access to a south-west facing balcony, a good size kitchen and large shower room. Outside, there are communal lawns and a single garage in an adjacent block. Electric heating is installed and there are uPVC double glazed windows. The block itself features an entryphone, rubbish chutes to each floor, and constant hot water, the cost of which is included in the service charge.

Situated on the seafront, the property is also conveniently placed for the main town centre shopping streets and the De la Warr Pavilion. The Polegate Recreation Ground and Egerton Park, both with bowls greens, are both within a few hundred yards and Collington Halt Railway Station is also nearby.



**Outside**

**EPC Rating**

**Council Tax Band**

**Communal Entrance Hall**

**Spacious Entrance Hall**

**Lounge**

**Balcony**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Spacious Shower Room**

**Garage - No 23**

**Lease**





[Maintenance](#)  
[Freehold](#)  
[Full Description](#)





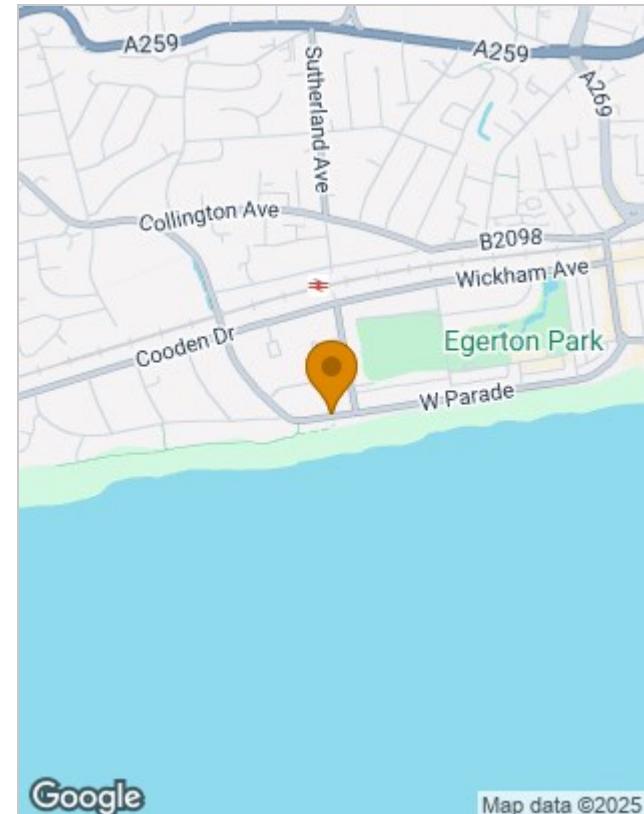
## Floor Plans



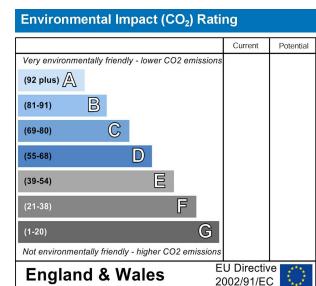
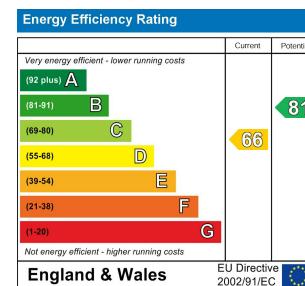
Total area: approx. 77.0 sq. metres (829.1 sq. feet)

Please note that this Floor Plan is for identification purposes and the measurements should not be relied upon.  
Plan produced using PlanUp.

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.