



25 St Thomas, Bexhill on Sea, TN39 3YA

£250,000





25 St Thomas

Bexhill on Sea, TN39 3YA

- Second separate WC
- Bright & attractive sixth floor seafront flat served by lift
- Garage in block
- Excellent 24'3 kitchen/dining room
- South-east facing balcony
- Convenient location, within easy reach of town centre, buses and Collington Halt railway station
- Two double bedrooms
- Lovely, far-reaching views of the sea, plus extensive views over the town and the Polegrove Recreation Ground
- Shower room with WC
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and attractive sixth floor seafront flat, served by lift, offering lovely, far-reaching sea views, plus extensive views over the Polegrove Recreation Ground and the town beyond. Built by local builders, R A Larkin, the property is on the east wing of the block and provides well-proportioned accommodation which includes two double bedrooms, a lovely double aspect living room with access to a south-east facing balcony, a superb 24'3 kitchen/dining room, shower room with WC and a second separate WC. 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 Polegrove Recreation Ground and Egerton Park, both with bowls, are within a few hundred yards and Collington Halt Railway Station is also nearby.



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Communal Entrance Hall

Long Entrance Hall 21'9 in length (6.63m in length)

Living Room 15'1 x 14'9 (4.60m x 4.50m)

Balcony 13'2 x 4'8 (4.01m x 1.42m)

Kitchen/Breakfast Room 24'3 x 9'6 (7.39m x 2.90m)

Bedroom One 22' x 11'2 (6.71m x 3.40m)

Bedroom Two 15'9 x 12'2 (4.80m x 3.71m)

Shower Room

Separate WC

Garage No 193 18'11 x 8'4 (5.77m x 2.54m)

Communal Lawns and Visitor Parking Spaces

Lease - 999 years from 1971

Maintenance - For 2024: £3011



Share of Freehold

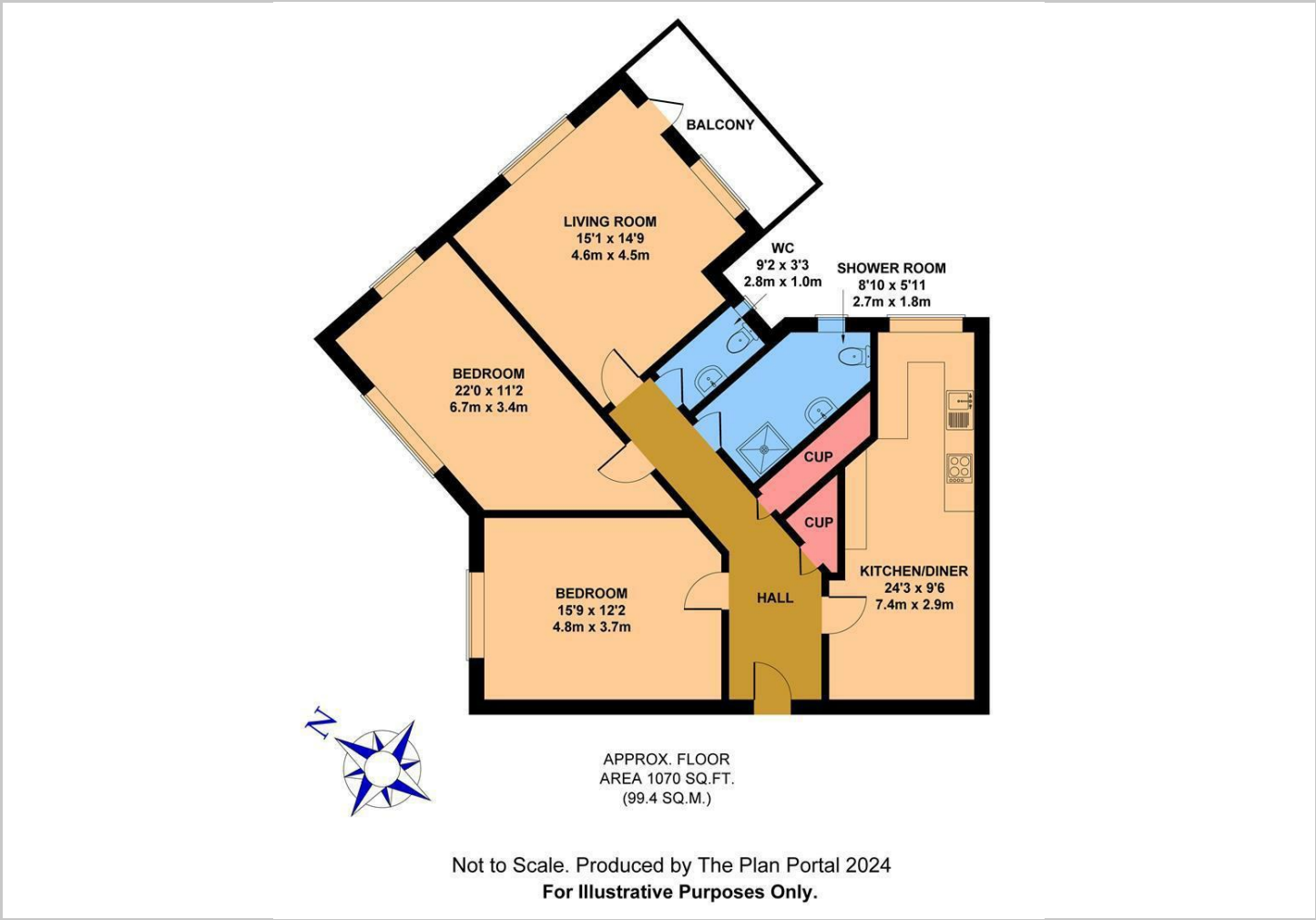
Council Tax Band - D (Rother District Council)

EPC Rating - E





Floor Plans



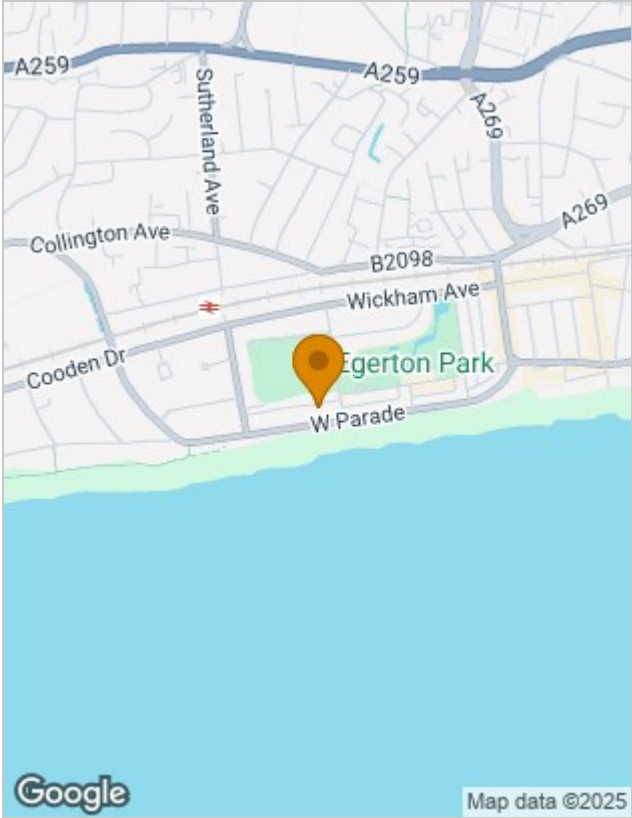
Viewing

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.

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Location Map



Energy Performance Graph

