

Abbott & Abbott

Estate Agents, Valuers and Lettings

12A Grenada West Parade, Bexhill-On-Sea, TN39 3DP

Asking Price £440,000





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12A Grenada West Parade

Bexhill-On-Sea, TN39 3DP

- Beautifully presented third floor seafront flat served by lift
- Double aspect lounge with lovely views out to sea and over the town
- Shower room with WC
- South-east facing balcony taking full advantage of sea view
- Constant hot water - cost included in service charge
- Two double bedrooms - each with extensive wardrobes
- 24'7 kitchen/dining room with excellent range of contemporary units and appliances
- Second separate WC
- Garage in nearby block
- No onward chain

Abbott and Abbott Estate Agents offer for sale a beautifully presented third floor seafront flat, served by lift, recently the subject of considerable improvement and benefitting from glorious views over the town and out to sea. Built in the 1970's by local builders, R A Larkin, the property is on the east wing of one of these much favoured and ever-sought after blocks and provides bright and well proportioned accommodation including a double aspect lounge with access to a south-east facing balcony, two double bedrooms - both with extensive wardrobe space, a shower room with WC and a second separate WC. A particular feature is the superb kitchen/dining room, equipped with a range of attractive contemporary units and integrated appliances. Most rooms feature views over the town, the Polegrove recreation ground or out to sea. The property also features stylish, modern electric radiators. There is constant hot water, provided from a communal boiler and included in the service charge, an entryphone system, rubbish chutes to each floor and, outside, communal gardens and a garage.

The property is situated on the seafront, adjacent to the Polegrove recreation ground and within easy reach of Egerton Park, both offering bowls greens. The town centre is just under a mile and Collington Halt railway station and local buses are a few hundred yards away in Cooden Drive.



Communal Entrance Hall

Long Entrance Hall

Double Aspect Living Room

17'5 x 14'9 (5.31m x 4.50m)

South-East Facing Balcony 13'1 x 4'7 (3.99m x 1.40m)

Kitchen/Dining Room

24'7 x 9'6 max (7.49m x 2.90m max)

Bedroom One

21' max x 11'6 (6.40m max x 3.51m)

Bedroom Two

15'9 x 11'10 (10' to wardrobes) (4.80m x 3.61m (3.05m to wardrobes))

Contemporary Shower Room

Separate WC

Garage No 180





Communal lawns to the front of the block

Lease - 999 years from 1971

Service Charge for 2024: £3931.79

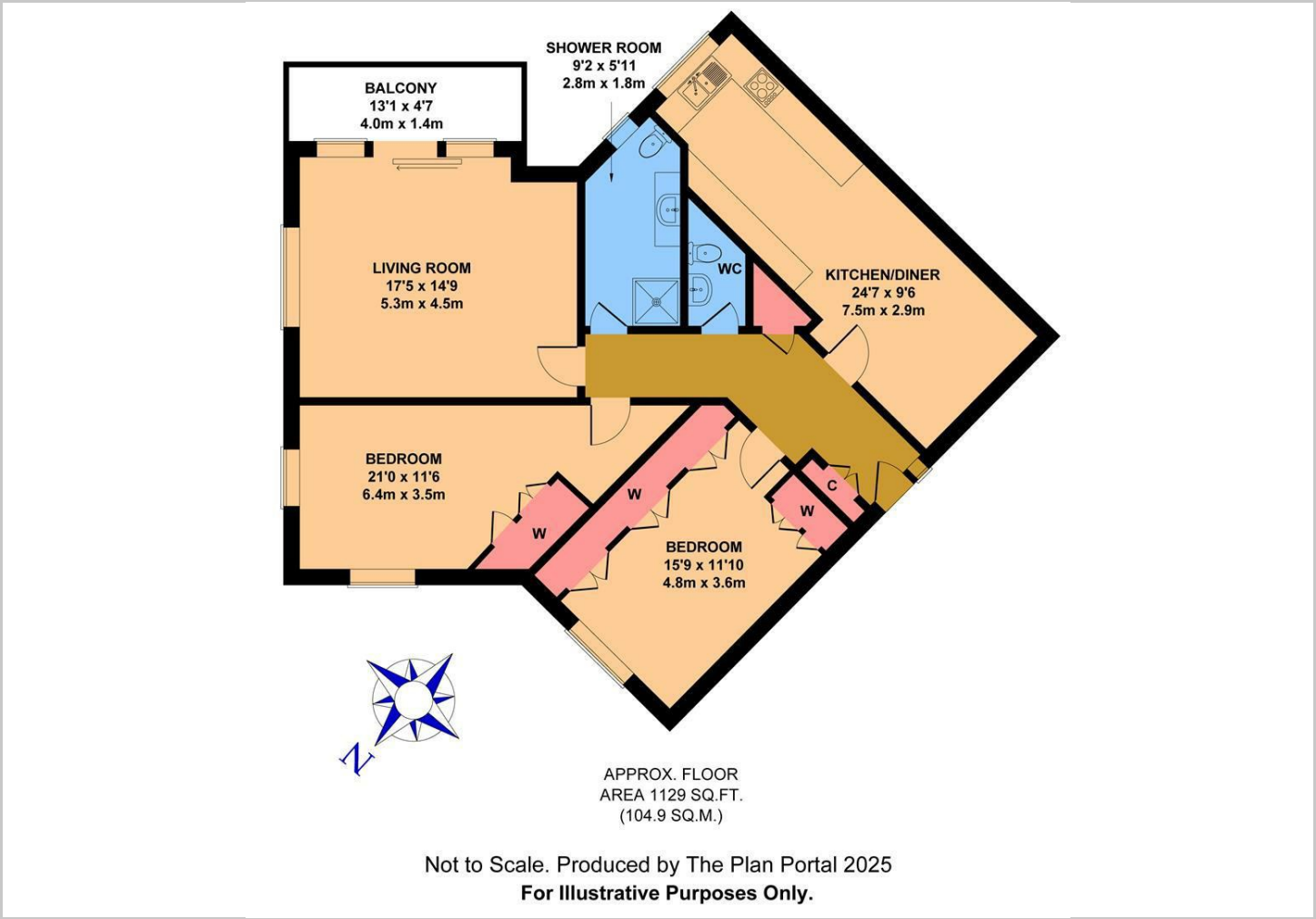
Share of Freehold

Council Tax Band: D (Rother District Council)





Floor Plans



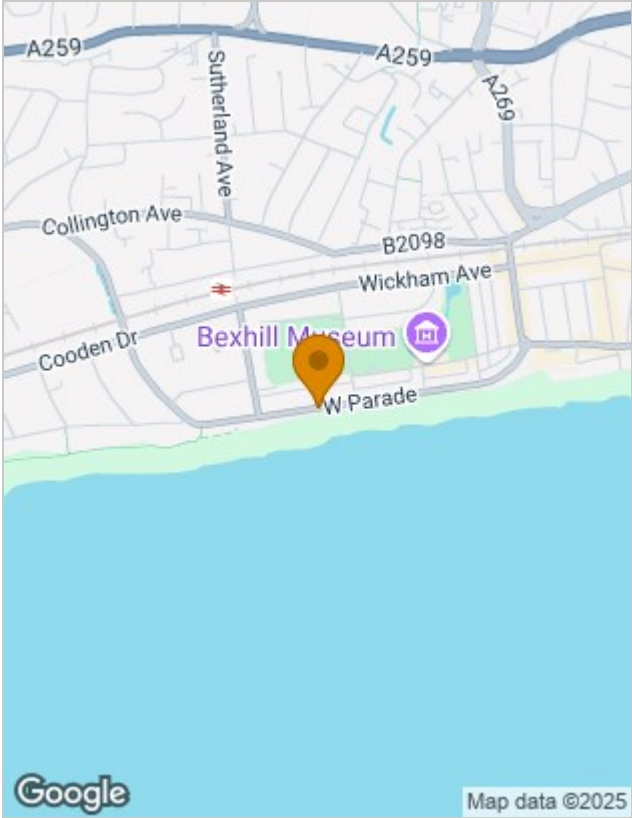
Viewing

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

