



23 St Thomas West Parade, Bexhill-On-Sea, TN39 3YA

£440,000



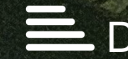
2



1



2



D



£440,000

23 St Thomas West Parade

Bexhill-On-Sea, TN39 3YA

- Exceptional fifth floor seafront flat, served by lift, in favoured block
- Two double bedrooms - each with wardrobes
- Two reception rooms - each with south facing-balcony
- Good size kitchen with oven & hob
- Contemporary bathroom
- Two WC's
- Glorious and extensive views over the town and out to sea
- Constant hot water - cost included in service charge
- Garage in block
- Highly recommended

Abbott & Abbott Estate Agents present this exceptionally spacious fifth floor seafront flat, of a type rarely available and always sought-after, providing glorious, far-reaching views over the sea and along the promenade with Eastbourne and Beachy Head in the distance. Part of a well-known development built by local builders, R A Larkin in the 1970's, and considerably improved in recent years, the property offers bright and well presented accommodation which includes two double bedrooms - both with wardrobes, a superb 23'10 max x 17'3 max open-plan lounge/dining room served by two south-facing balconies, a 15'10 refitted kitchen with appliances, and a contemporary bathroom. Outside, there are communal gardens and a garage. Electric slimline heaters are installed and there are uPVC double glazed windows and exterior doors. The block is served by a lift, features a useful rubbish chute and entryphone and constant hot water is supplied, the cost of which included in the service charge.

Well situated on the seafront, the block is just under a mile from the town centre and the De La Warr Pavilion, backing directly onto The Polegrove Recreation Ground and only yards from Egerton Park both with bowls.



Communal Entrance Hall

Good Size L-Shaped Entrance Hall

Superb Open-Plan Lounge/Dining Room

23'10 max x 17'3 max (7.26m max x 5.26m max)

South-Facing Main Balcony 24' x 3'5 (7.32m x 1.04m)

South-Facing Second Balcony

10'5 x 4'7 (3.18m x 1.40m)

Long Kitchen

15'10 x 7'9 (4.83m x 2.36m)

Bedroom One

19'3 x 10'8 (5.87m x 3.25m)

Bedroom Two

18'8 x 11'4 (5.69m x 3.45m)

Contemporary Bathroom

Cloakroom

Single Garage No 70

Communal Lawns





Lease - 999 years from 1971
Maintenance - Currently £3800 pa
Share of Freehold
Council Tax Band: E (Rother District Council)





Floor Plans



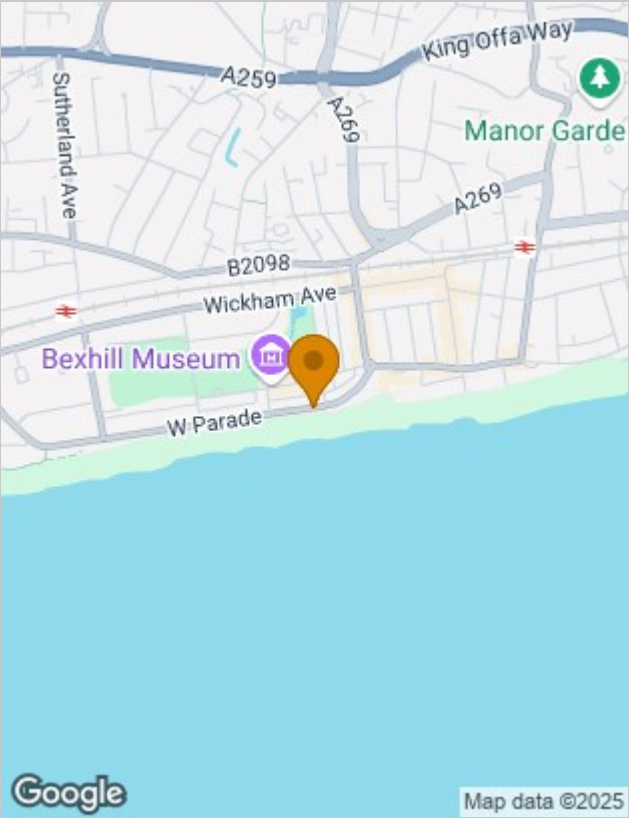
Viewing

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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

