



23 St Thomas West Parade

Bexhill-On-Sea, TN39 3YA

- Exceptional fifth floor seafront flat, served by lift, in favoured block
- · Two reception rooms each with south facing-balcony
- · Contemporary bathroom
- Glorious and extensive views over the town and out to sea
- · Garage in block

- · Two double bedrooms each with wardrobes
- · Good size kitchen with oven & hob
- Two WC's
- · Constant hot water cost included in service charge
- · 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 shute 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.





£440,000



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)











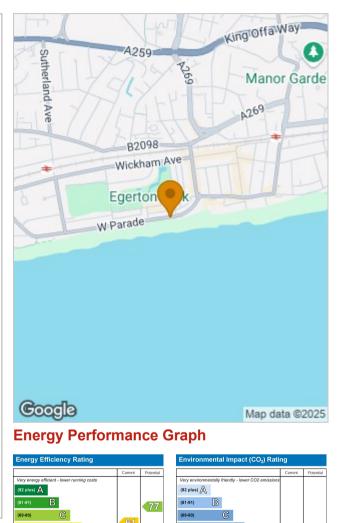


Floor Plans Location Map



Viewing

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



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