

Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Clock Tower Court, Bexhill on Sea, TN39 3HP

£325,000





3 Clock Tower Court

Bexhill on Sea, TN39 3HP

- Bright and well presented first floor seafront flat in distinctive block with lift
- 27'3 through lounge/dining room with sea views
- Good size kitchen with appliances
- Large garage
- Well placed for town centre and Egerton Park
- Three bedrooms - two with lovely sea views
- South-facing balcony with extensive views over the sea and promenade
- Shower room with WC, plus second separate WC
- Gas central heating and uPVC double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this lovely, three bedroom, first floor seafront flat, served by lift, with glorious far-reaching sea views from south-facing rooms. Built around 1950 as part of a distinctive, and recently refurbished, block of 34 apartments, the property offers bright and highly versatile accommodation including a 27'3 through lounge/dining room giving access to a south-facing balcony, a good size kitchen with appliances, shower room with WC, plus a further separate WC. Outside, there is a large garage, easily accessed at the rear of the block. Gas central heating is installed and there are uPVC double glazed windows.

The property is conveniently placed on the corner of Park Avenue and West Parade, only yards from Egerton Park and less than half a mile level walk from the main town centre shopping streets and the De la Warr Pavilion.



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Communal Entrance Hall

Long Entrance Hall 27'7 x 3'3 (8.41m x 0.99m)

Lounge/Dining Room
27'7 x 11'10 max (8.41m x 3.61m max)

Balcony 12'6 x 4'3 (3.81m x 1.30m)

Kitchen 11'10 max x 8'10 (3.61m max x 2.69m)

Bedroom One 14'1 x 11'10 (4.29m x 3.61m)

Bedroom Two 13'9 x 11'10 (4.19m x 3.61m)

Bedroom Three 9'10 x 8'6 (3.00m x 2.59m)

Shower Room

Cloakroom

Garage - No 1

18'5 x 11'9 into recess (8'7 wide min) (5.61m x 3.58m into recess (2.62m wide min))

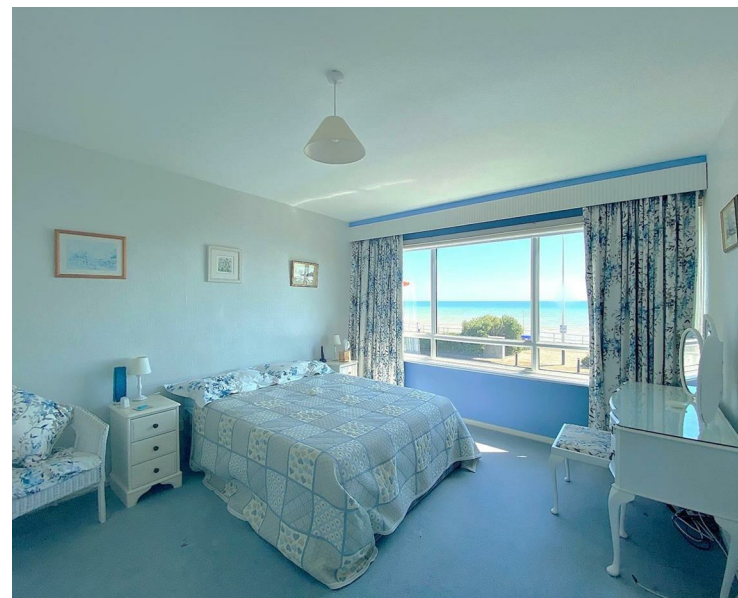
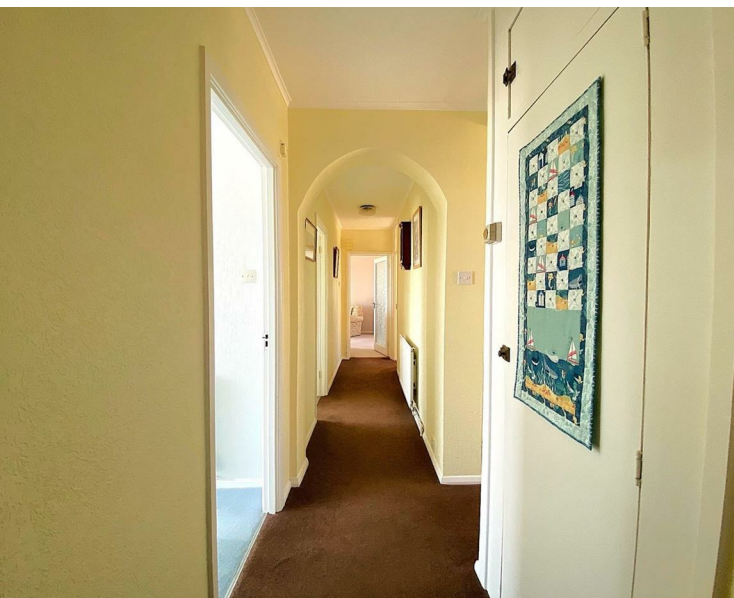


Lease - 999 years from 1960

Maintenance - Currently £2000 pa

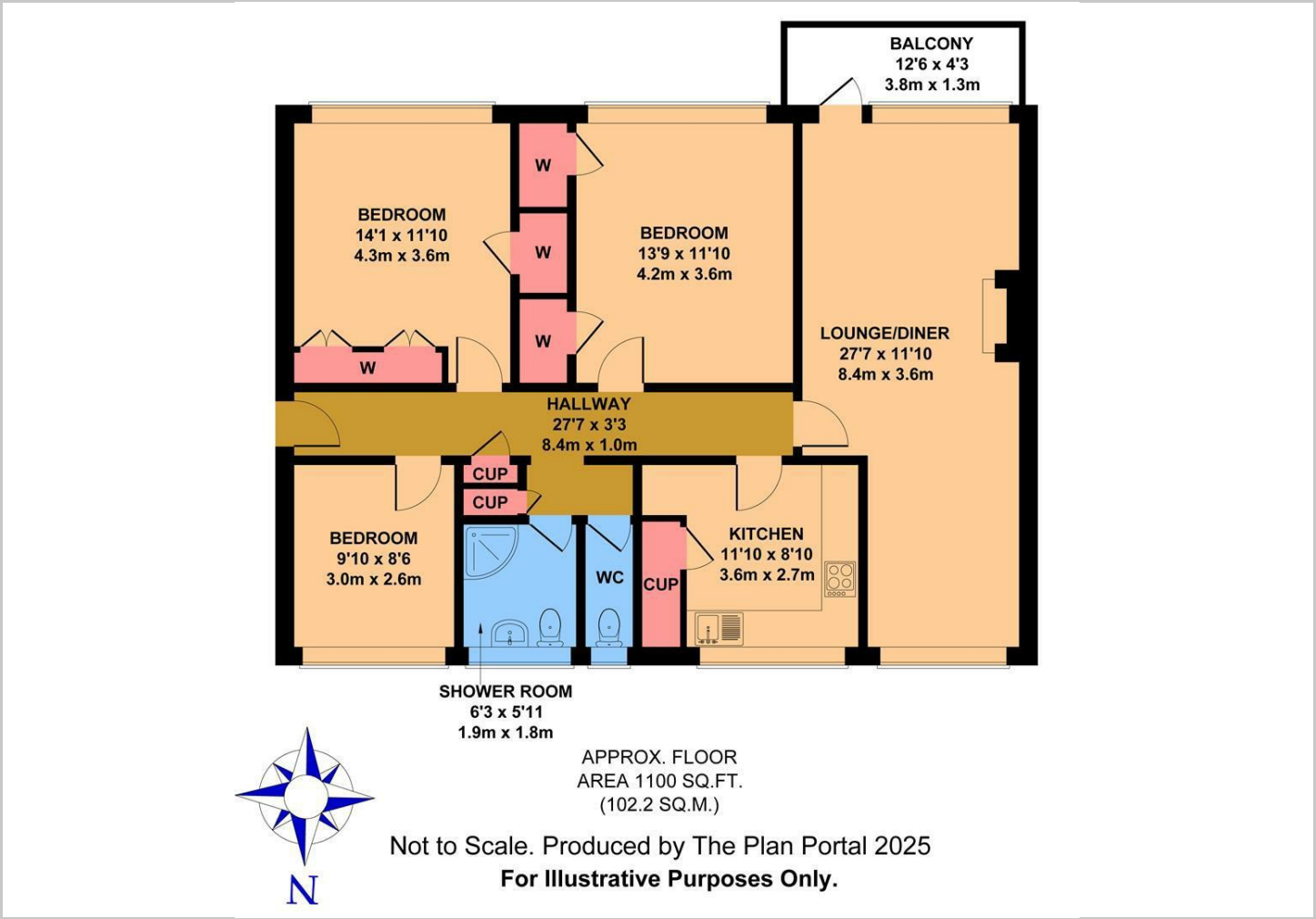
Council Tax Band - D (Rother District Council)

EPC Rating - D





Floor Plans



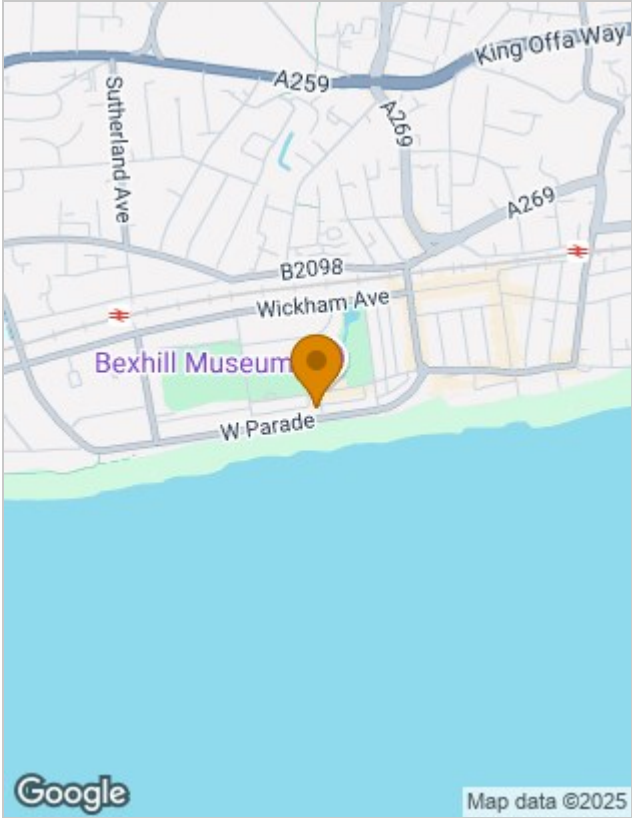
Viewing

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

