



25 St Kitts West Parade, Bexhill-On-Sea, TN39 3DR

£299,950



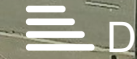
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£299,950

# 25 St Kitts West Parade

Bexhill-On-Sea, TN39 3DR

- Bright & well presented sixth floor seafront flat
- Two double bedrooms - each with wardrobes
- Good size double aspect lounge with access to south-east facing balcony
- Cost of constant hot water included in service charge
- Convenient for town centre and Collington Halt railway station
- Far-reaching views out to sea and across the town
- Superb 24'8 x 9'7 kitchen/dining room
- Garage in adjacent block
- Much favoured and sought-after development
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and well presented 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 in the 1970's, the property is on the east wing of the block and provides excellent, spacious accommodation which includes two double bedrooms - each with wardrobes, a lovely double aspect living room with access to a south-east facing balcony, and a shower room. A particular feature is the superb 24'8 x 9'7 kitchen/dining room, of an excellent size and well equipped with attractive units and integrated appliances. 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.



## Communal Entrance Hall

**Entrance Hall** 21' in length (6.40m in length)

**Double Aspect Sitting Room** 17'5 x 15'1 (5.31m x 4.60m)

**Balcony** 13'1 x 4'7 (3.99m x 1.40m)

**Kitchen/Dining Room** 24' max x 9'6 max (7.32m max x 2.90m max)

**Bedroom One** 20'4 x 11'6 (6.20m x 3.51m)

**Bedroom Two** 16'1 x 12'2 (4.90m x 3.71m)

**Shower Room**

**Garage No 100**

**Communal Gardens**

**Lease: 999 years from 1971**

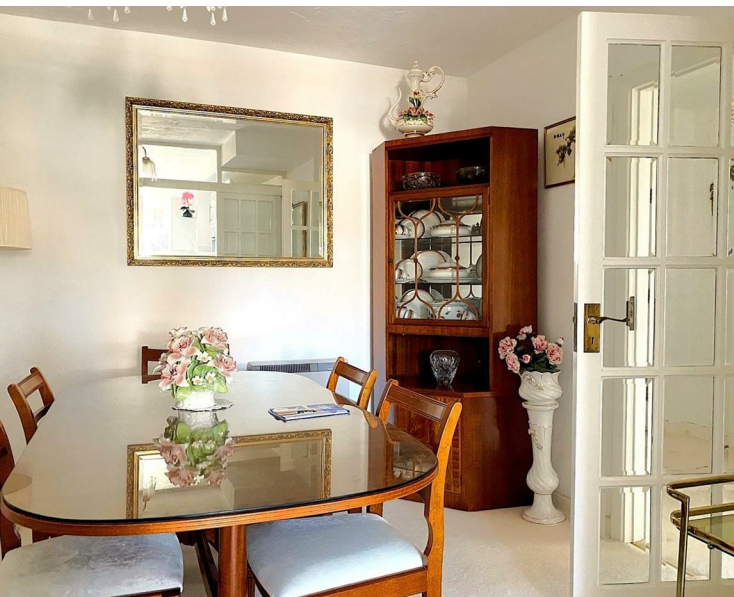
**Maintenance: For 2024 - £3134.03**







**Council Tax Band: D (Rother District Council)**  
**EPC Rating: D**

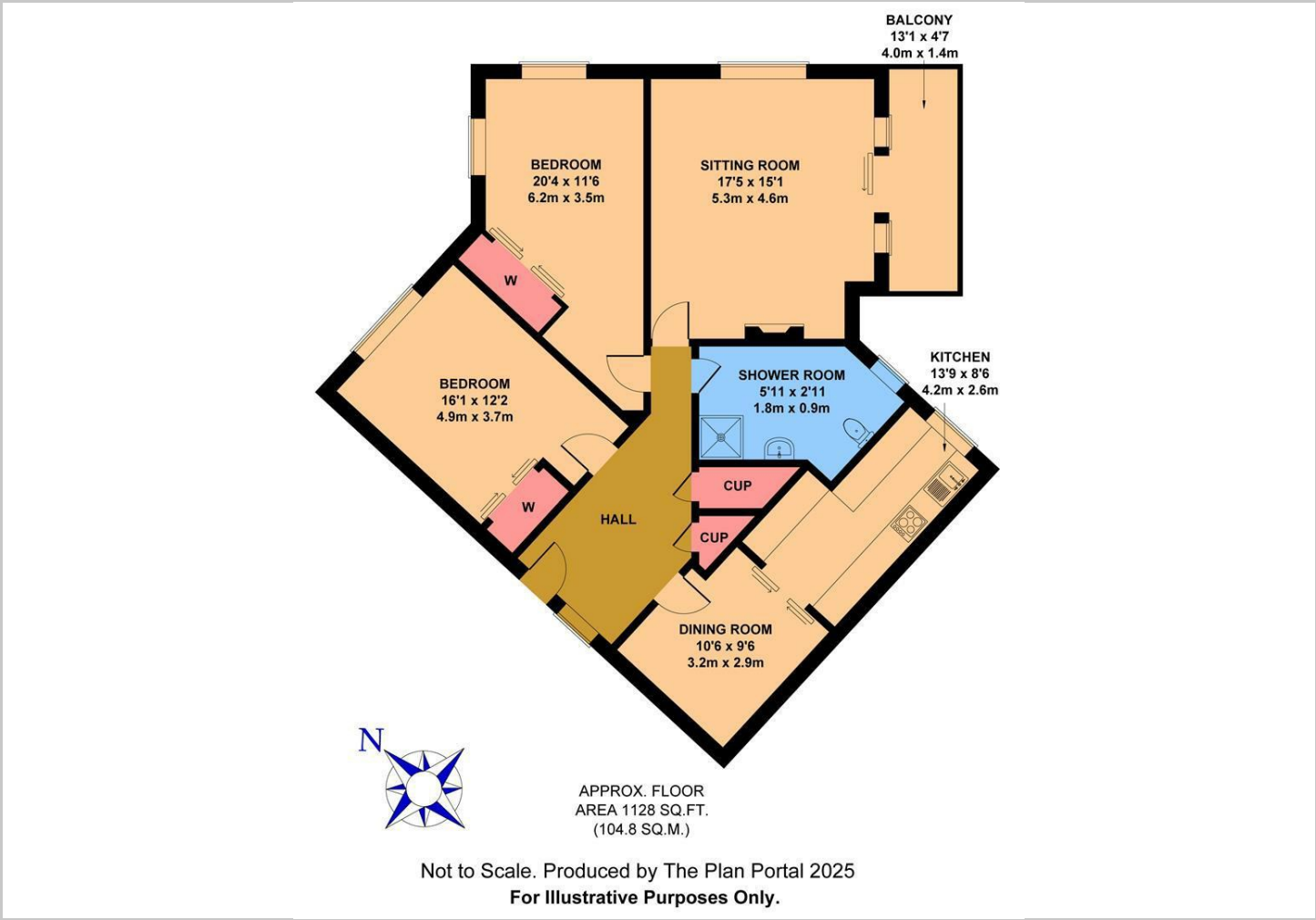








Floor Plans



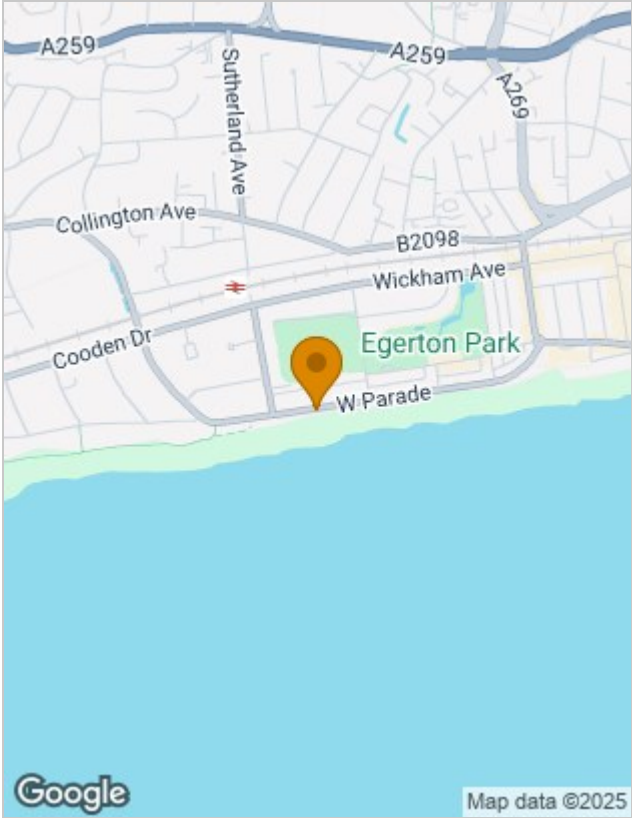
Viewing

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

