

# Abbott & Abbott

Estate Agents, Valuers and Lettings



23 Grenada West Parade, Bexhill-On-Sea, TN39 3DP

£435,000



2



1



2



3

D



£435,000

# 23 Grenada West Parade

Bexhill-On-Sea, TN39 3DP

- Highly spacious fifth floor seafront flat, served by a lift, with glorious, panoramic sea views
- Good size lounge and dining room - both served individually by south balconies
- Bath/Shower room with WC, plus second separate WC
- Constant hot water supplied - cost included in service charge
- No onward chain
- Two double bedrooms - each with fitted wardrobes
- 16'3 kitchen with integrated appliances
- Single garage with power in adjacent block
- Excellent location close to town centre, buses and Collington railway station

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and highly spacious fifth floor seafront flat, one of the larger designs set at the front of the block and served by a lift, providing glorious, far-reaching and panoramic views over the sea and along the promenade, with Eastbourne and Beachy Head in the distance. Part of a well-known and much favoured development built by local builders, R A Larkin, in the mid-1970's, the property offers well-planned accommodation which includes two double bedrooms, a good size lounge and dining room, both rooms individually served by south-facing balconies, a 16'3 kitchen with integrated appliances, and a bath/shower room. Outside, there are communal gardens and a garage. Modern electric heaters are installed and there are uPVC double glazed windows and exterior doors. The block features a useful rubbish chute and entry phone, 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 greens.



## Communal Entrance Hall

## Spacious Entrance Hall

## Living & Dining Room

24'4 max x 17'2 max (7.42m max x 5.23m max)

## Main Balcony

24'2 x 3'8 (7.37m x 1.12m)

## Second Balcony

10'6 x 4'9 (3.20m x 1.45m)

## Kitchen

16'3 x 7'10 (4.95m x 2.39m)

## Bedroom One

19'2 x 10'9 (5.84m x 3.28m)

## Bedroom Two

18'9 x 11'7 (5.72m x 3.53m)

## Bath/Shower Room with WC

## Separate WC

## Garage No 176

18'8 x 9' (5.69m x 2.74m)

## Communal Gardens & Visitor Parking



**Lease: 999 years from 1971**

**Maintenance: For 2026 - £3990.14**

**Share of Freehold**

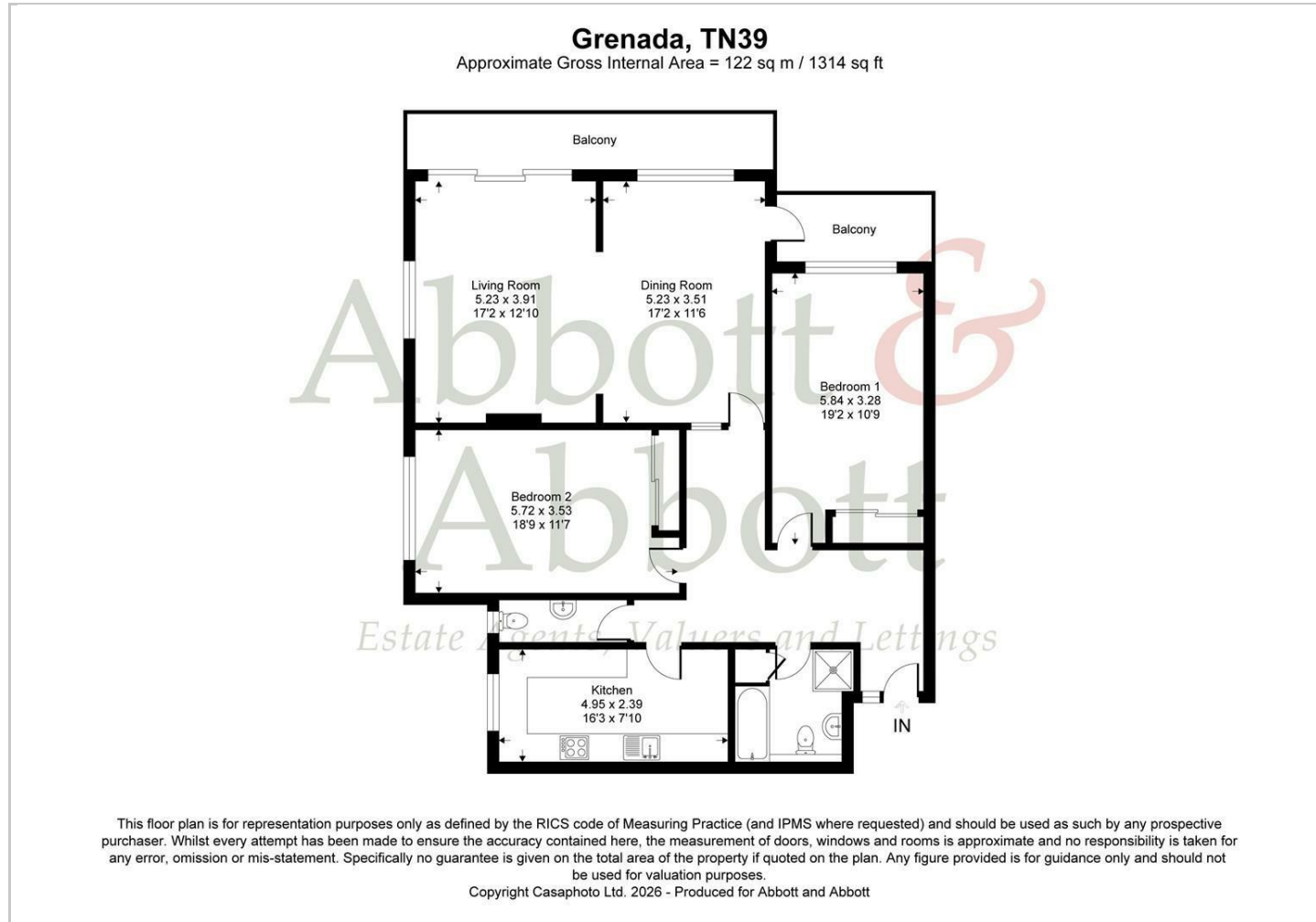
**Council Tax Band: E (Rother District Council)**

**EPC Rating: D**





## Floor Plans



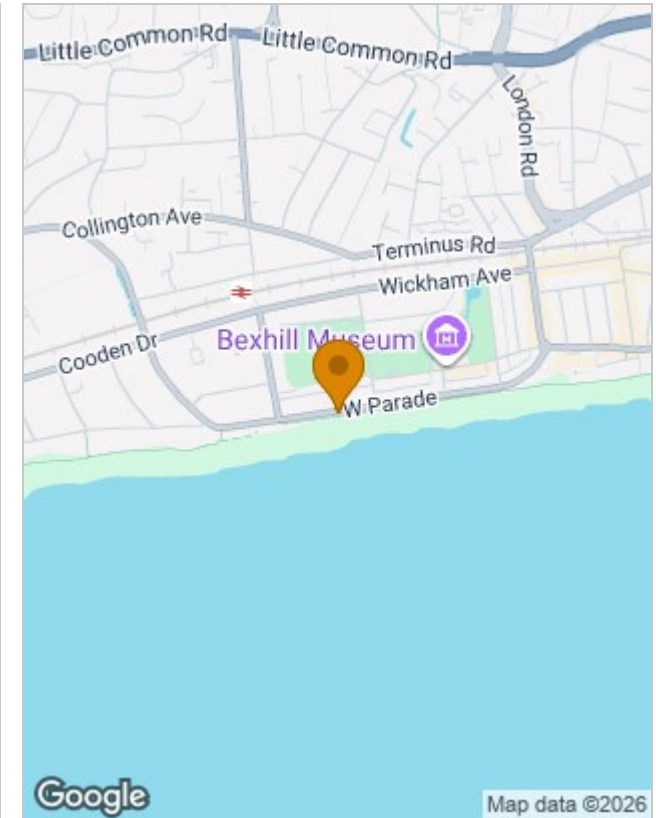
## Viewing

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.

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

## Location Map



## Energy Performance Graph

