



# 51C West Parade

Abbott and Abbott Estate Agents offer for sale this delightful and beautifully presented first floor seafront flat, benefitting from glorious, panoramic sea views to the front and well situated for the town centre. One of four properties converted from a mid-terrace house of character, the property provides excellent accommodation which includes a lovely lounge with a wide bay window, two bedrooms, an attractive kitchen with decorative tiling, and bathroom. Outside, there is an allocated parking space to the rear of the building. Gas central heating is installed and there are uPVC double glazed windows.

Situated on the seafront, the property is well placed for the main town centre shops and the De la Warr Pavilion. The open spaces of the Polegrove and Egerton Park are within a few hundred yards, along with Collington Halt railway station.

Ideal as a main residence or as a pied-a-terre, viewing is highly recommended.

- Beautifully presented first floor seafront flat of character
- Attractive kitchen with oven & hob and decorative tiling
- Good size bathroom
- Allocated parking space.
- Lovely lounge with wide bay window providing panoramic sea views
- Two bedrooms
- Gas central heating and double glazing
- Well placed for town centre shops and services

## Communal Entrance Hall

Stairs to first floor and front door.

## Entrance Hall

Doors to:

## Lounge

15' 4" plus wide bay window x 14' 0" (4.67m x 4.27m) A lovely, light room, with a wide bay window providing a panoramic view over the sea, with Beachy Head and the South Downs in the distance to the west. Fitted storage cupboards, television point, radiator.

## Kitchen

11' 2" x 6' 4" (3.40m x 1.93m) Equipped with an attractive contemporary range of grey gloss-fronted base storage units comprising cupboards, drawers and granite work surfaces, plus matching wall-mounted storage cupboards. Inset sink with half bowl, ornate mixer tap and drainer, gas hob unit with extractor hood, electric oven, plumbing for washing machine, part-tiled walls with decorative tiling, wall cupboard housing Worcester gas-fired boiler, radiator.

## Bedroom One

11' 3" plus bay window x 11' 2" (3.43m x 3.40m) Fitted wardrobe with sliding mirror-fronted doors, radiator.

## Bedroom Two

10' 9" plus deep square bay window x 8' 9" (3.28m x 2.67m) Deep, walk-in bay window providing glorious views over the sea and along the promenade, with Beachy Head and the South Downs in the distance to the west. Fitted storage cupboard, radiator.

## Bathroom

Tiled walls, tiled flooring and a classic white suite comprising panelled bath with mixer tap and shower attachment, pedestal washbasin, and WC. Ceiling inset spotlamps, radiator/heated towel rail.

## Outside

Service road, leading from Brockley Road and serving the rear of the building, giving access to an:

## Allocated Parking Space

Space for a car

Lease: 125 years from November 1988

Ground Rent: Currently £100 pa

Maintenance: For 2025 - £786.23

To include building insurance contribution and £250 contribution to reserve fund.

Council Tax Band: A (Rother District Council)

EPC Rating: C





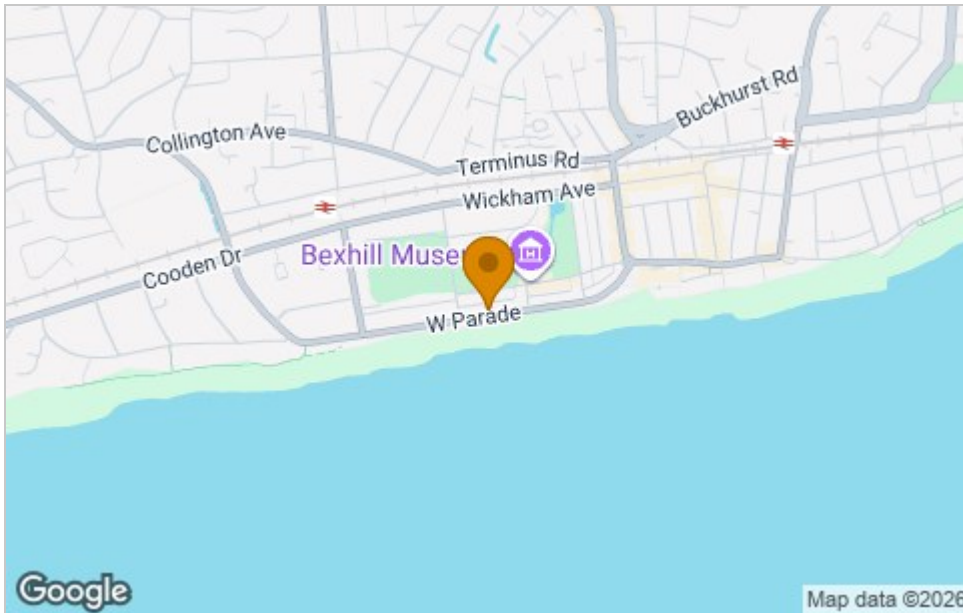
## Floor Plan



Total Area: 76.7 m<sup>2</sup> ... 825 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area 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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## Energy Efficiency Graph

