Abbott & Abbott

Estate Agents, Valuers and Lettings



14 St Thomas West Parade, Bexhill, TN39 3YA

£265,000

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14 St Thomas West Parade

Bexhill, TN39 3YA

£265,000



- Bright and well presented third floor seafront flat with far-reaching sea views
- Two double bedrooms
- Double aspect living room
- Kitchen with integrated oven & hob
- Modern shower room
- South-west facing balcony
- Garage in adjacent block
- uPVC double glazed windows and electric heating
- Constant hot water included in service charge
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a well presented third floor seafront flat, served by lift, on the west wing of one of these sought after blocks built by local builders, R.A. Larkin, in the 1970's. The property offers bright and well proportioned accommodation which includes two double bedrooms, with views over the Polegrove recreation ground and the town, a double aspect living room with a south-west balcony providing lovely, far-reaching views out to sea, a good size kitchen with oven & hob, and a modern shower room. Further benefits include uPVC double glazing, electric heating, and constant hot water is provided from a communal boiler and included in the service charge. There is also an entryphone system, rubbish chutes on each floor and, outside, communal lawns and a garage.

The property is situated on the seafront, backing onto the Polegrove recreation ground and only yards from Egerton Park, both with bowls greens. The local town bus stops outside the block and Collington Halt railway station is only a few hundred yards distant. The town centre is just over ½ mile.





Communal Entrance Hall

Long Entrance Hall 23' in length (7.01m in length)

Double Aspect Living Room 14'8 x 14'5 (4.47m x 4.39m)

South-West Facing Balcony 12'6 x 4'7 (3.81m x 1.40m)

Kitchen 12'3 max x 11'7 max (3.73m max x 3.53m max)

Bedroom One
18'6 max (14'10 min) x 11'3 max (5.64m max (4.52m min) x 3.43m max)

Bedroom Two 11'9 x 10'6 (3.58m x 3.20m)

Shower Room

Single Garage No 128 18'7 x 9' (5.66m x 2.74m)

Communal Lawns & Visitor Parking

Lease: 999 years from 1971



Maintenance for 2026: £3494.52

Share of Freehold

Council Tax Band: D (Rother District Council)

EPC Rating: D







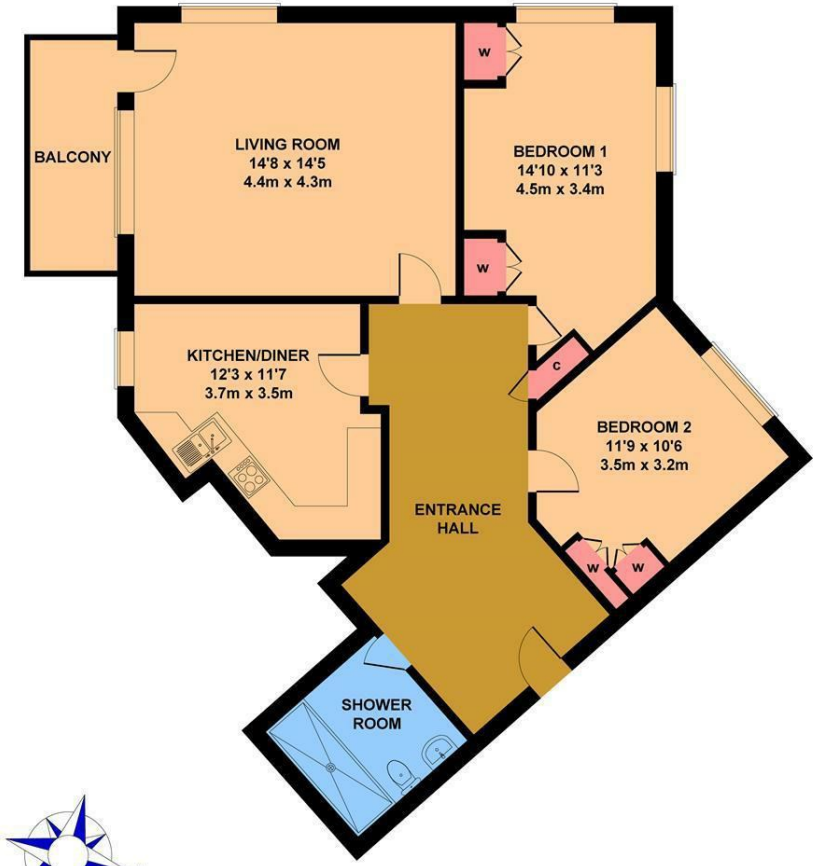






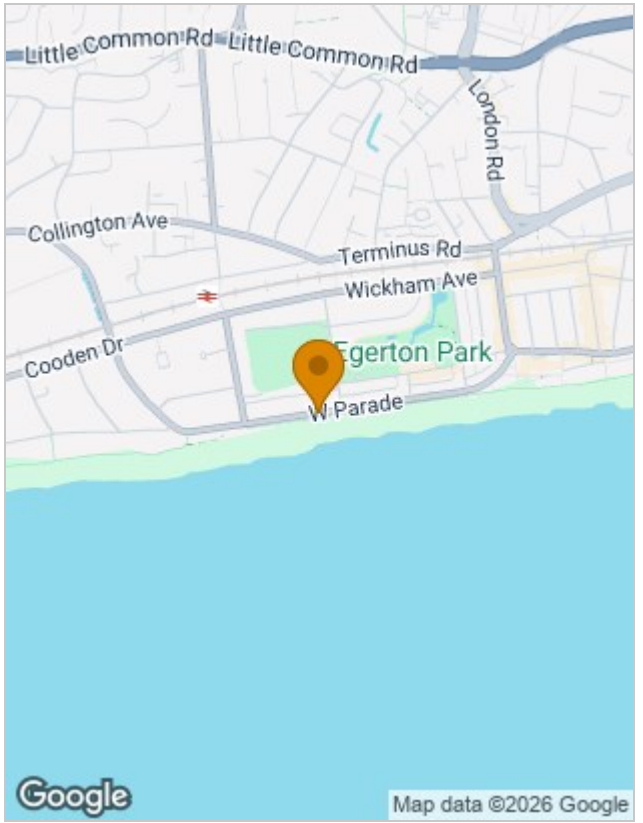

128

Floor Plans

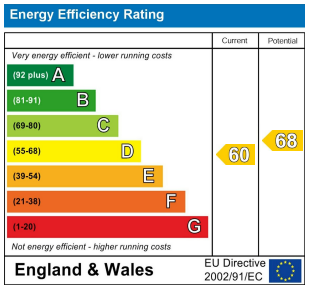


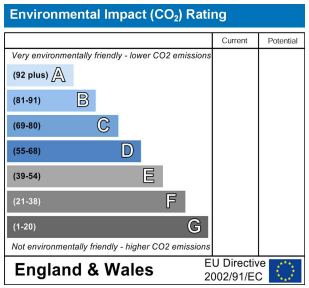
Not to Scale. Produced by The Plan Portal 2019
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Location Map



Energy Performance Graph





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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