



8 Montserrat West Parade, Bexhill-on-Sea, TN39 3DS

£420,000





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Bexhill-on-Sea, TN39 3DS

- Spacious first floor seafront apartment, served by a lift, with lovely sea views
- Two good size reception rooms
- Good size kitchen with appliances
- Garage
- No onward chain
- Three bedrooms
- Two south facing balconies
- Shower room with WC, plus second separate WC
- Constant hot water included in service charge

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this bright and most attractive first floor seafront flat, served by lift, offering exceptionally spacious and highly versatile accommodation, with most rooms having views over the communal gardens and out to the sea. Built by local builders, R A Larkin around 1970, the property is of the largest and most sought-after design in the block and provides three bedrooms, a double aspect living room, dining room, two south-facing balconies, a good size kitchen with integrated appliances, a bath/shower room with WC and a second separate WC. Outside, there is a garage in an adjacent block, communal lawns and visitor parking. The block itself features entryphone, waste chutes to each floor, and constant hot water is supplied by a communal boiler, the cost of which is included in the service charge.

The block is situated on the seafront, just under a mile from the town centre shops and De la Warr Pavilion. The Polegrove recreation ground and Egerton Park, both with bowling greens, are a few hundred yards distant and Collington Halt railway station is also within easy reach.



Entrance Hall

Living Room 18' x 13' (5.49m x 3.96m)

Living Room Balcony 24' wide (7.32m wide)

Dining Room 14'8 x 11' (4.47m x 3.35m)

Dining Room Balcony 10'6 x 4'9 (3.20m x 1.45m)

Kitchen/Breakfast Room 15'6 x 8'3 (4.72m x 2.51m)

Bedroom 1 17' x 11' (5.18m x 3.35m)

Bedroom 2 16' x 11'6 (4.88m x 3.51m)

Bedroom 3 12'3 x 8'6 (3.73m x 2.59m)

Shower Room

Separate WC

Single Garage No 35

Communal Lawns



Lease: 999 years from 1971

Maintenance: For 2026: £3908.56

Share of Freehold

Council Tax Band: E (Rother District Council)

EPC Rating: D





Floor Plans



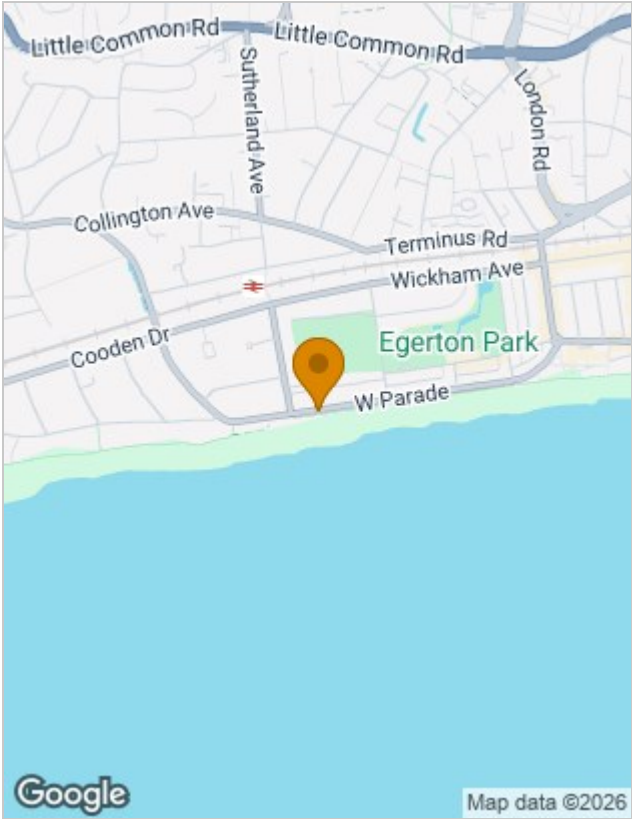
Viewing

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.

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Location Map



Energy Performance Graph

