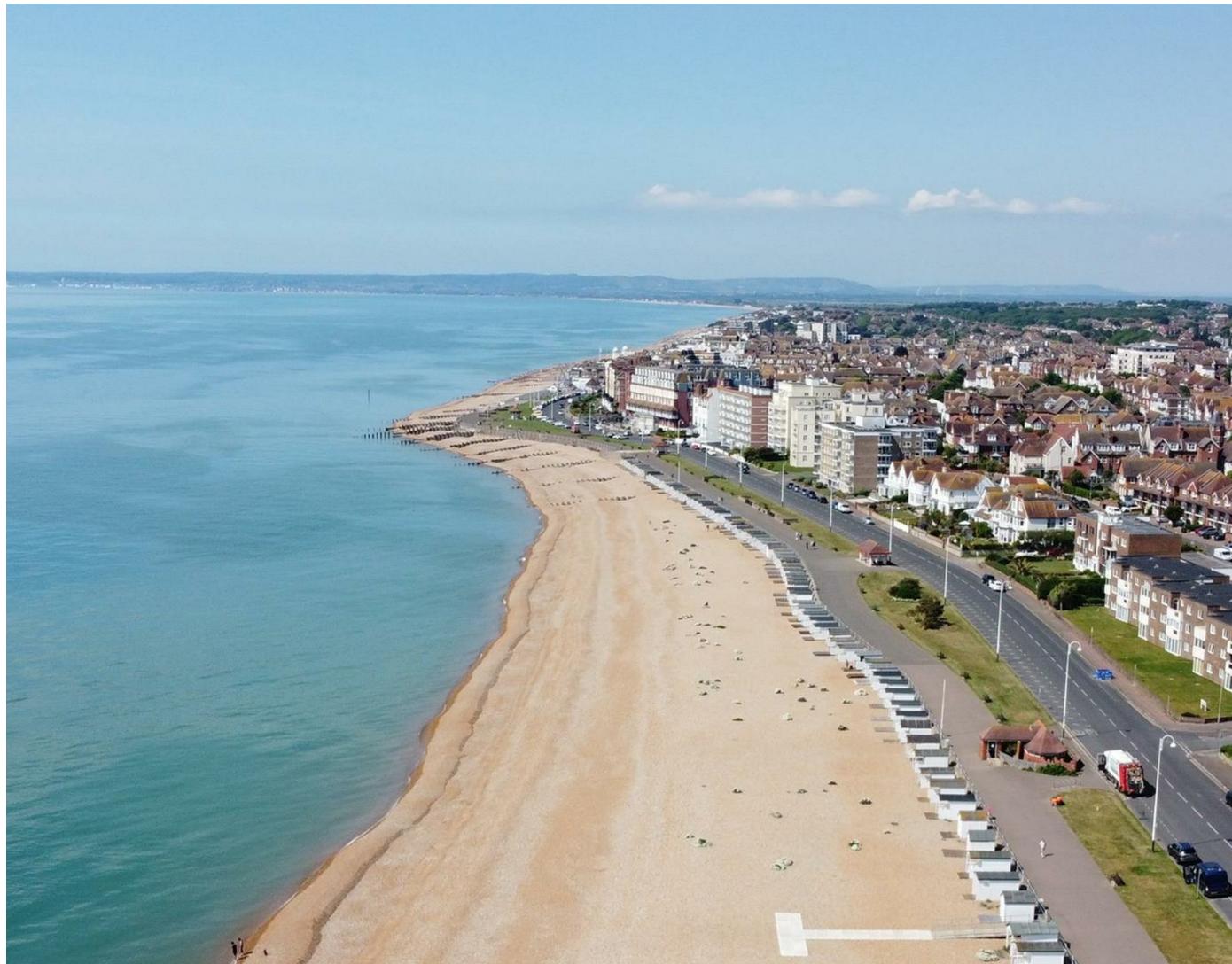


RUSH  
WITT &  
WILSON



**78 The Sackville De La Warr Parade, Bexhill on Sea, East Sussex TN40 1LS  
£135,000 Leasehold**

**Bright and spacious one bedroom fourth floor apartment with spectacular sea views throughout, situated in this popular over 55's retirement block of The Sackville. Internally the property comprises south facing living room, fitted kitchen, one bedroom, shower room suite and other internal benefits including electric heating throughout and double glazed windows and doors. The building contains facilities for its residents, such as a hair salon, a beauty salon, a launderette, a bar/restaurant and a communal lounge which often holds evening events for residents to attend bringing a social aspect for the residents. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



## **Communal Entrance Hallway**

With stairs and lift leading to the fourth floor.

## **Private Entrance Hallway**

Entrance door, electric radiator.

## **Living Room**

15'8 x 13'1 (4.78m x 3.99m)

Double glazed windows to the southerly elevation with stunning far reaching sea views, electric radiator.

## **Kitchen**

8'7 x 7'5 (2.62m x 2.26m)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob and extractor canopy above, tiled splashbacks, space for under counter fridge and freezer, double glazed window to the side elevation with stunning sea views reaching past Galley Hill towards Hastings.

## **Bedroom One**

15'10 x 8'8 (4.83m x 2.64m)

Double glazed window to the side elevation with stunning sea views, electric radiator, built-in wardrobe cupboards.

## **Shower Room**

With suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, shower cubicle with chrome mounted shower controls, shower attachment and showerhead, obscure double glazed window to the side elevation, part tiled walls, heated towel rail.

## **Communal Facilities**

Communal lounge with library, social events and bar, refurbished guest suite, laundrette and on site concierge 8am-4pm.

## **Lease & Maintenance**

There are 152 years remaining on the lease.

Annual service charge £4,150.

Annual ground rent £150.

## **Agents Note**

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are

included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## **Important Notice:**

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

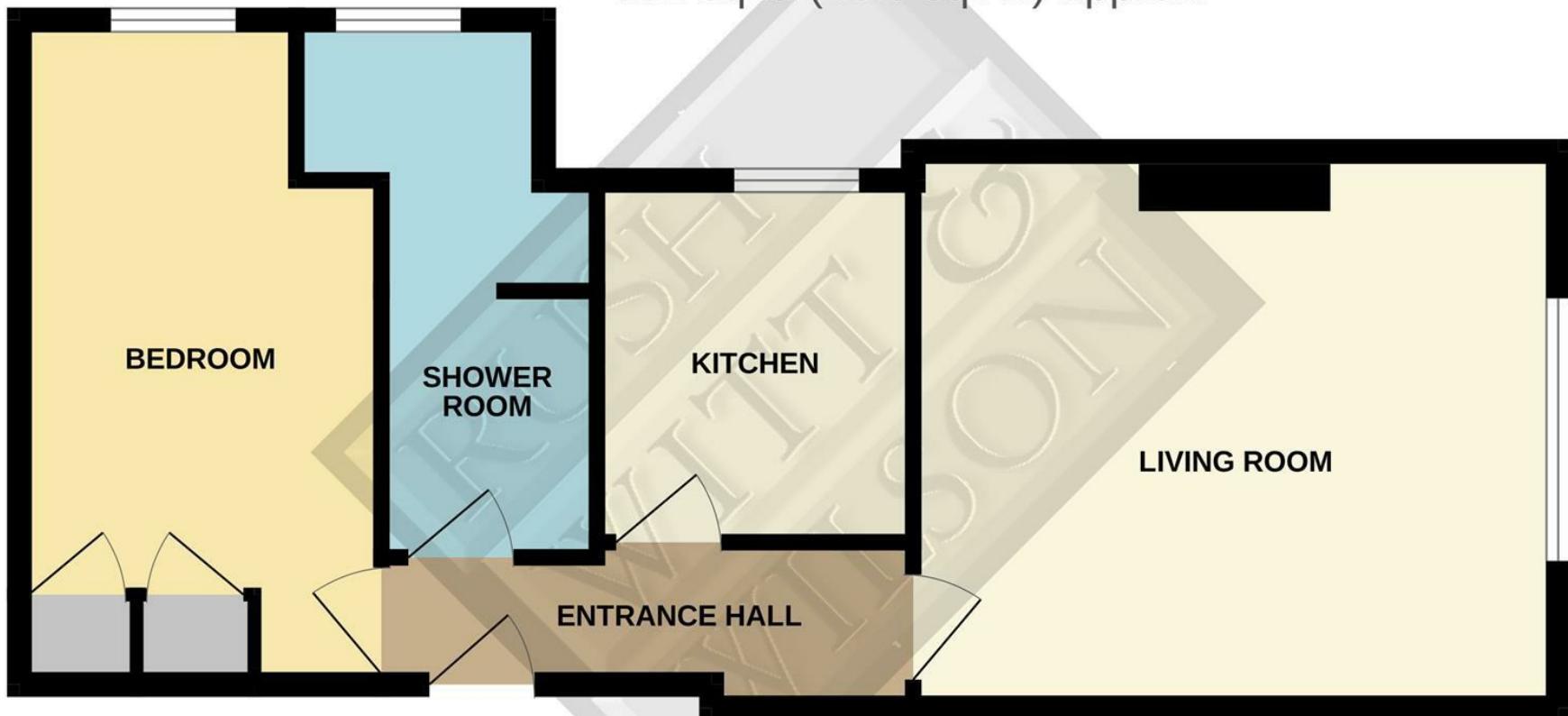
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



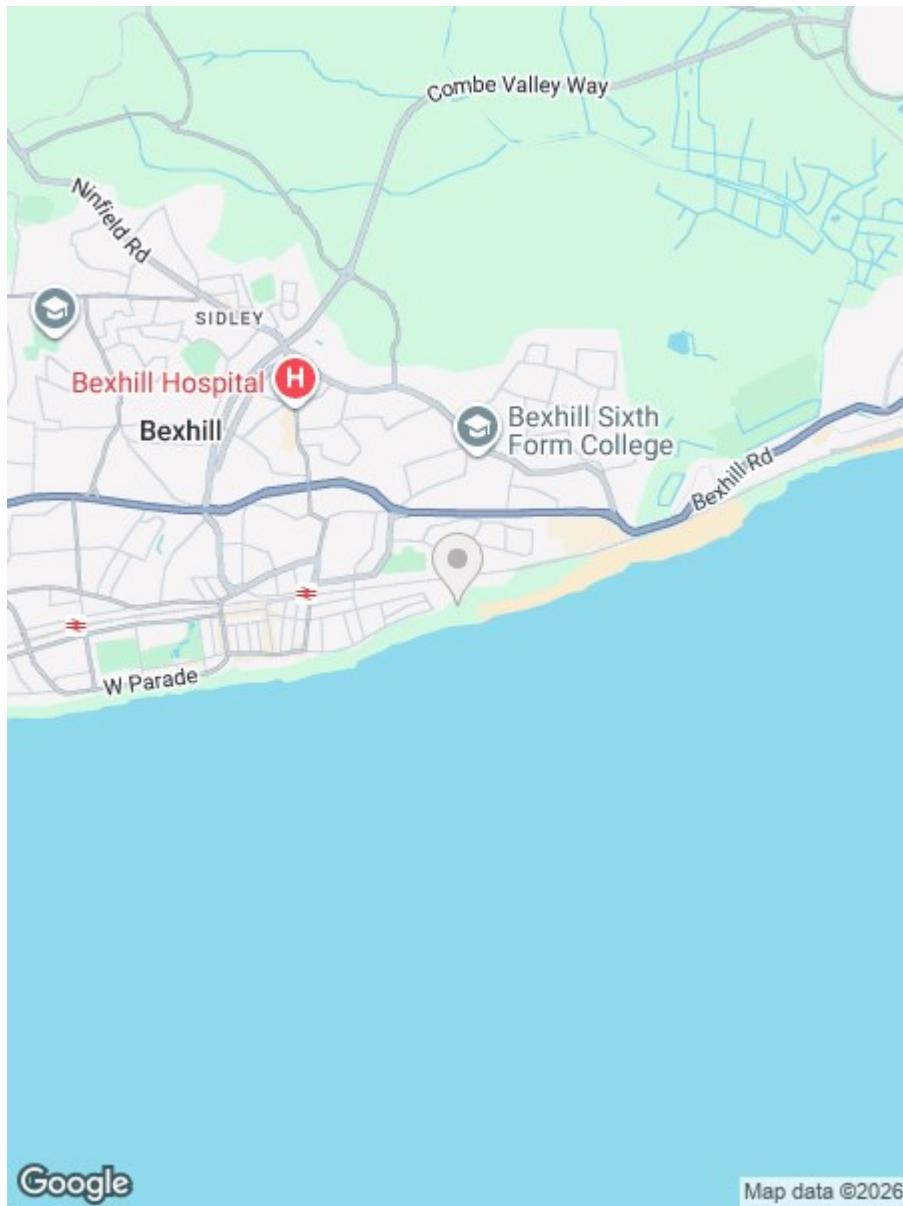
4TH FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	