

**RUSH
WITT &
WILSON**



Barbados De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PJ
Offers In Excess Of £265,000 Share of Freehold

About this property

An exceptionally well-presented two-bedroom purpose-built apartment enjoying a prime seafront position with breath-taking panoramic sea views. The accommodation comprises entrance hallway, a spacious living/dining room with sliding patio doors opening onto a private sun balcony, perfectly positioned to take in the uninterrupted coastal outlook. The modern fitted kitchen is well-equipped with a range of integrated appliances. There are two generous double bedrooms, with the principal bedroom benefiting from stunning sea views and direct access to the balcony, together with a contemporary shower room. Further benefits include gas central heating and double glazing throughout.

Externally, the property boasts use of a garage which is situated enbloc.

Ideally situated in this highly sought-after seafront location, the property is just a short distance from Bexhill town centre, Bexhill railway station, and directly opposite Bexhill's picturesque promenade and beach.

Early viewing is highly recommended and can be arranged through Rush, Witt & Wilson, Bexhill.

Important - The building is currently undergoing external works which includes: repointing and redecoration of the balconies. This has all been paid for by the current vendors and there is no further works planned at this stage







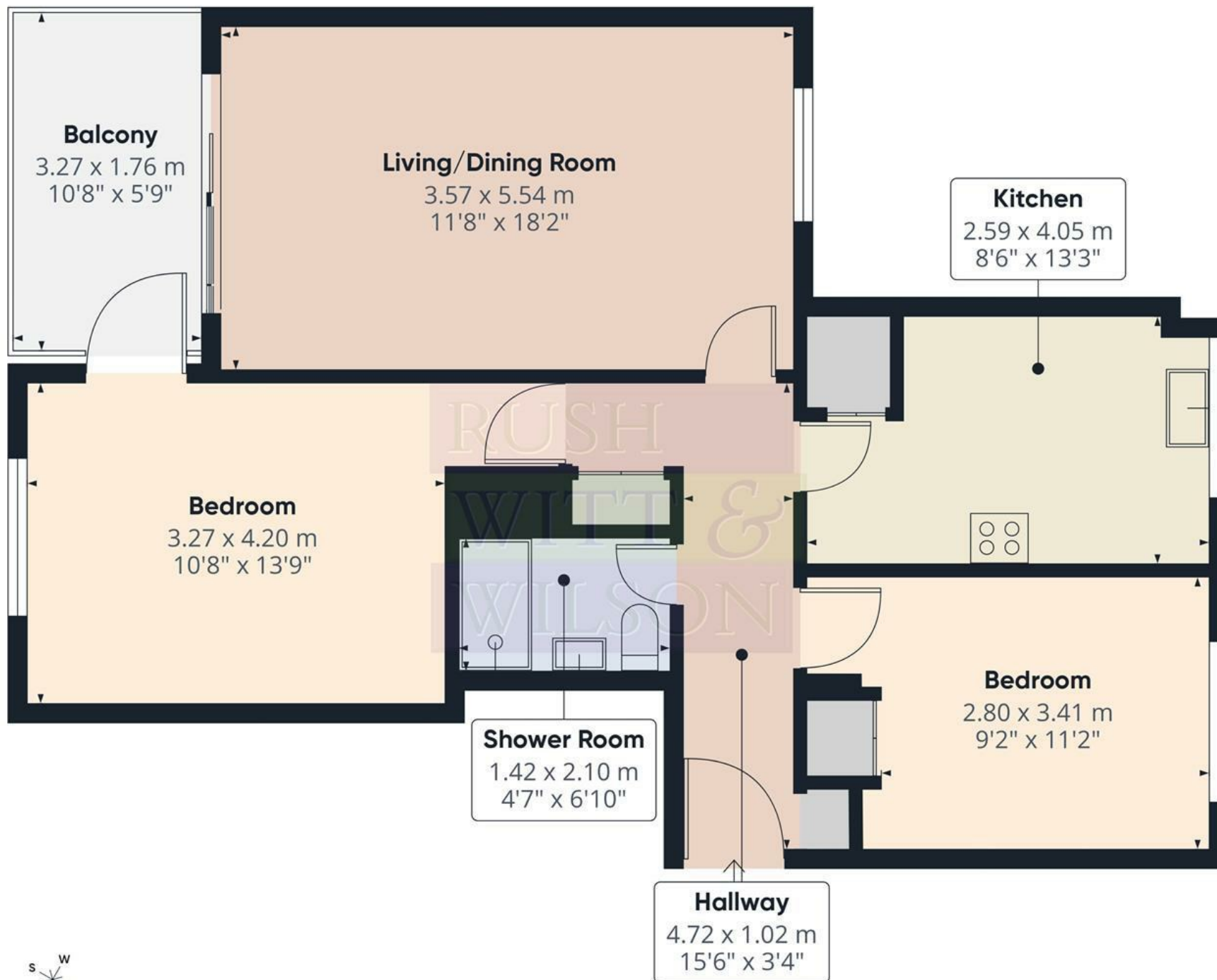
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Approximate total area⁽¹⁾

66.2 m²

713 ft²

Balconies and terraces

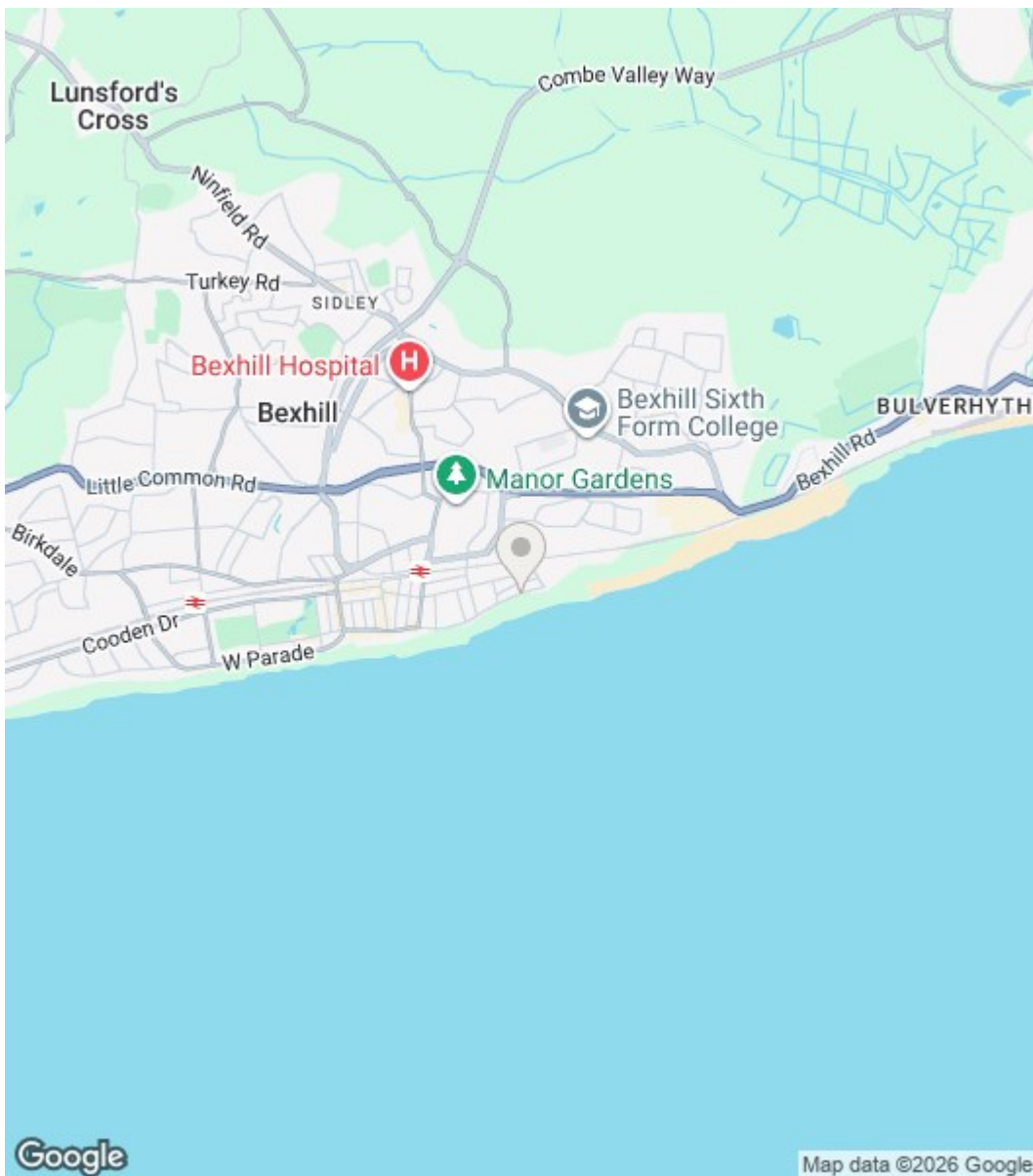
5.7 m²

61 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Council Tax Band - D

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:

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