

RUSH  
WITT &  
WILSON



**83 The Sackville De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1LS  
£97,000**

Rush Witt & Wilson are delighted to welcome to the market this elegant over 50's seafront fourth floor one bedroom retirement flat in this iconic block benefiting from stunning seafront position. Offering bright and spacious accommodation throughout, the property comprises one double bedroom, lounge, kitchen, and shower room. Other internal benefits include double glazed windows and electric heating. The building contains facilities for its residents to use 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. The property does not allow pets. Viewing comes highly recommended by RWW sole agents Bexhill. Council Tax Band A.



**Communal Entrance Lobby**

Entry phone system, concierge service available, stairs and lifts to fourth floor.

**Private Entrance Hallway**

Entrance door, night storage heater, three built in storage cupboards.

**Living Room**

18 x 17'6 (5.49m x 5.33m)

Window to rear elevation with wonderful views, two night storage heaters, ornate feature fireplace.

**Kitchen**

6'2 x 6 (1.88m x 1.83m)

Fitted kitchen comprising a range of base and wall level units with laminated roll edged worktops, single drainer sink unit with mixer tap, double oven and grill, fridge/freezer, tiled splash backs, extractor canopy with light.

**Bedroom**

13'4 x 9'9 (4.06m x 2.97m)

Window to rear elevation, built in wardrobe cupboards, electric heater.

**Shower Room**

Suite comprising walk in shower with electric shower unit and shower head with chrome fittings, w.c with low level flush, pedestal wash hand basin, chrome heated towel rail, part tiled walls.

**Lease & Maintenance**

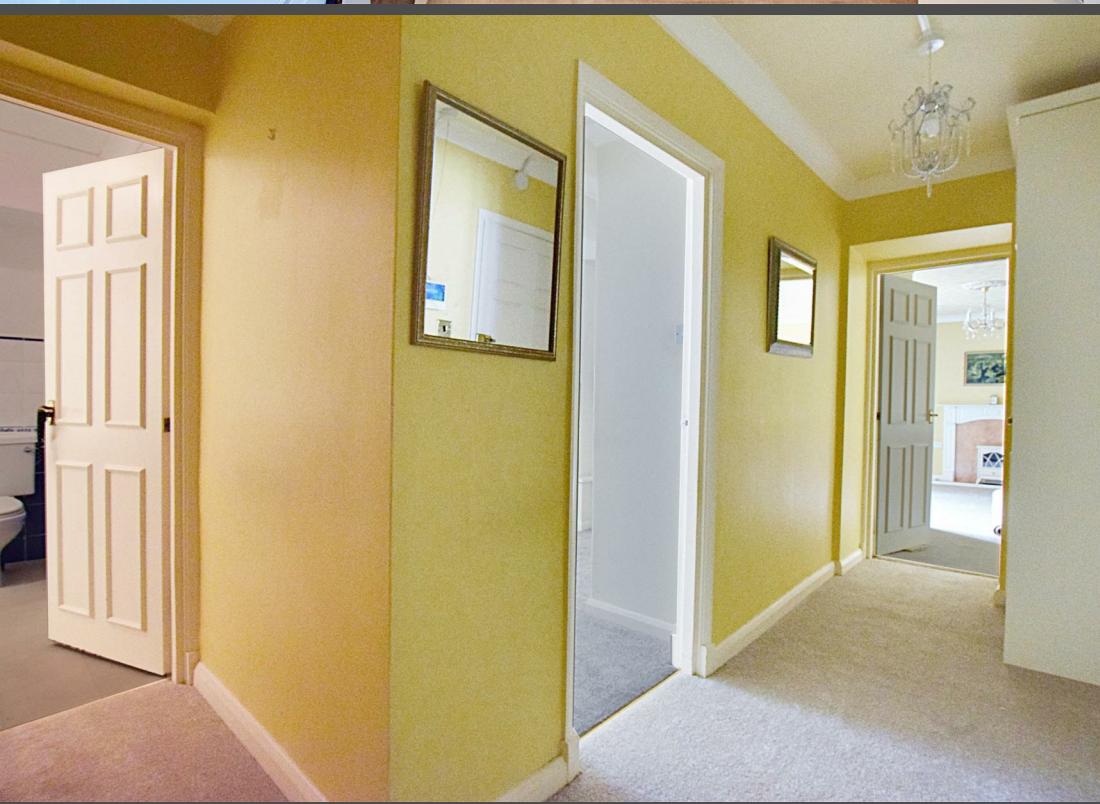
£4,150 per annum service charge, £150 ground rent, approx. 63 remaining on the lease.

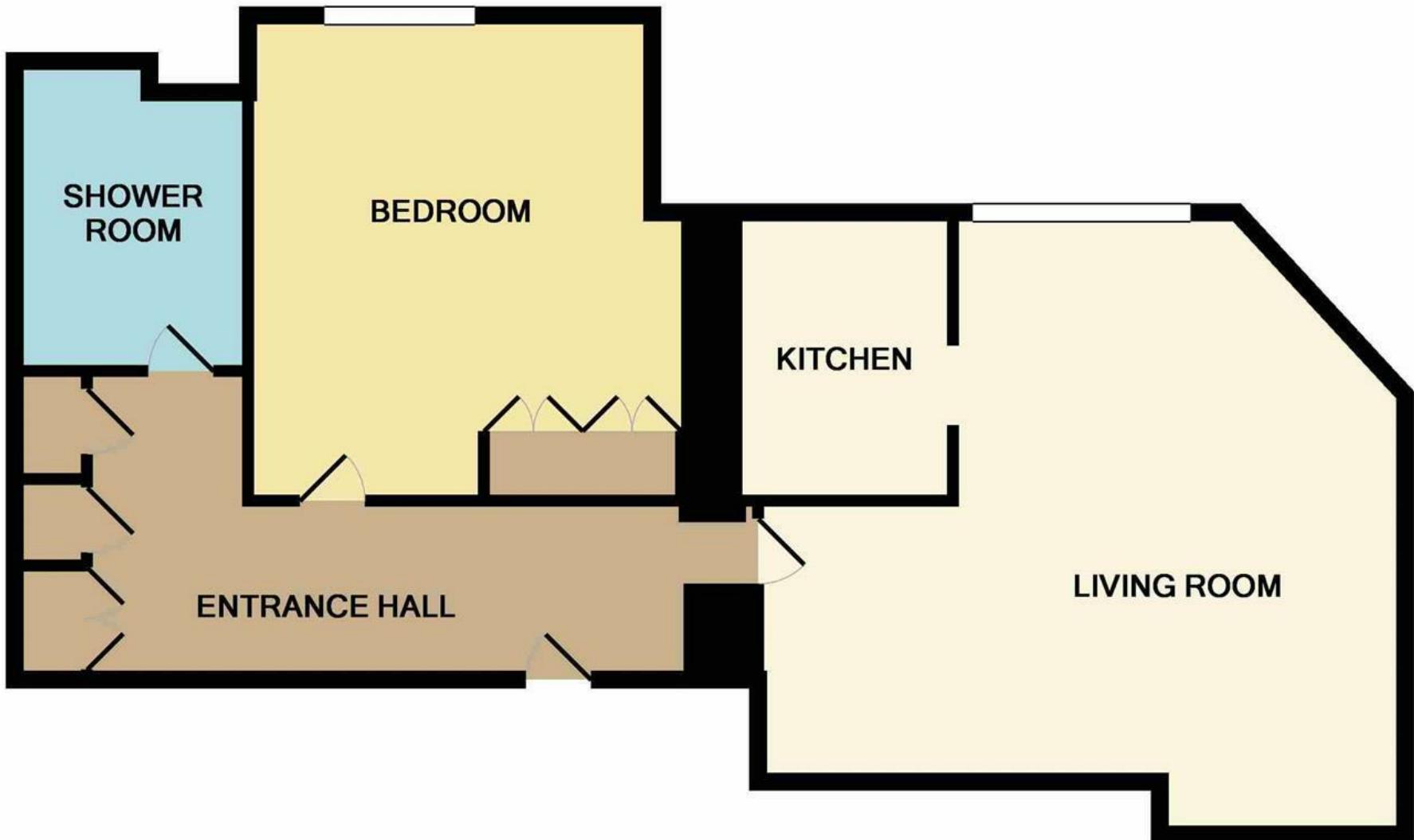
**Communal Facilities**

Beautiful lounge area, games room, library, restaurant, bar.

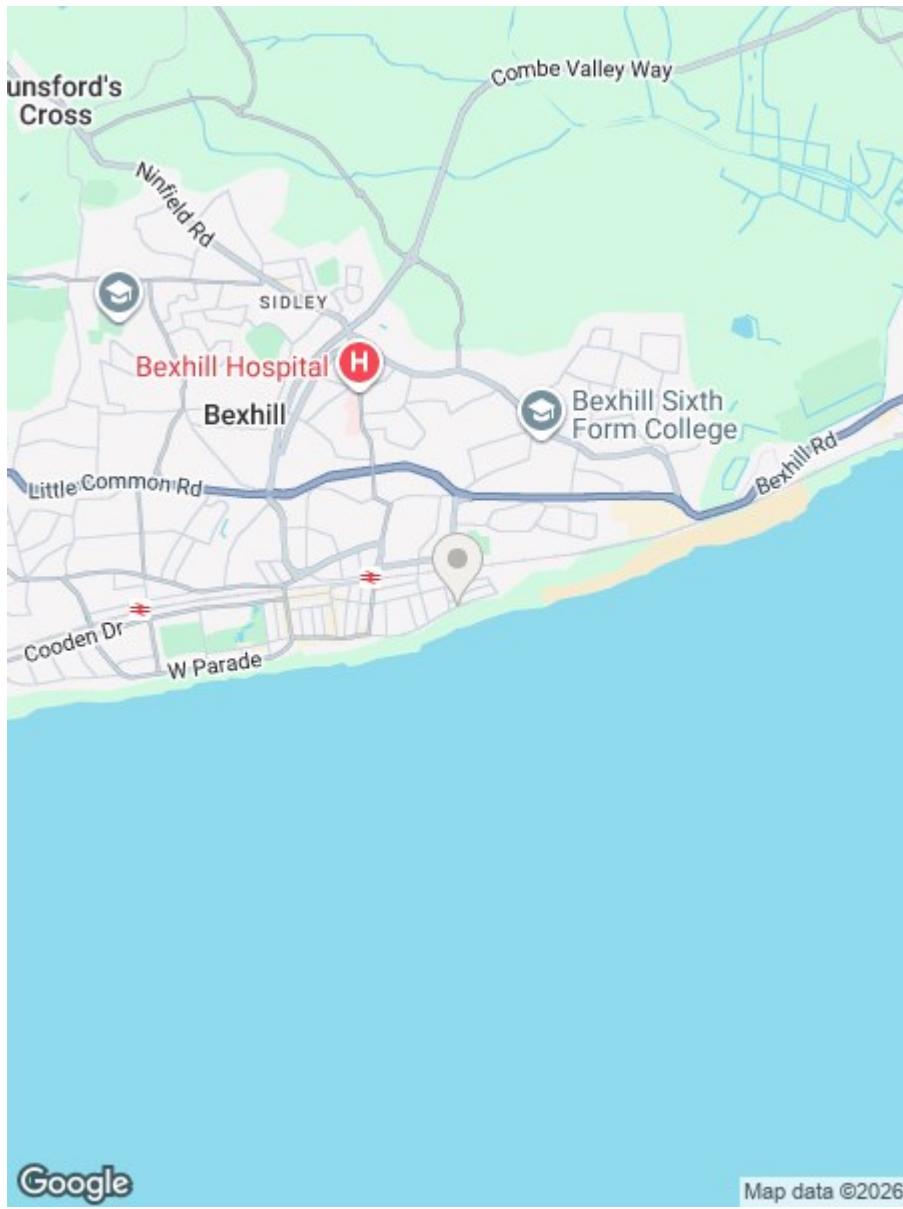
**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

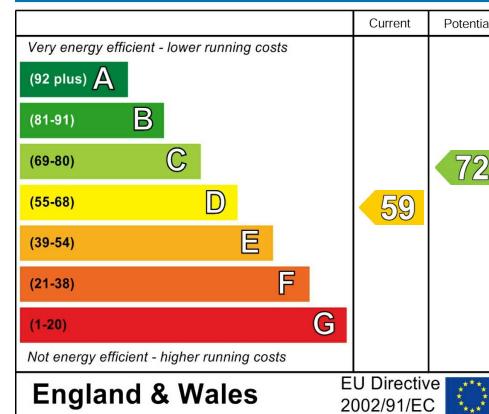




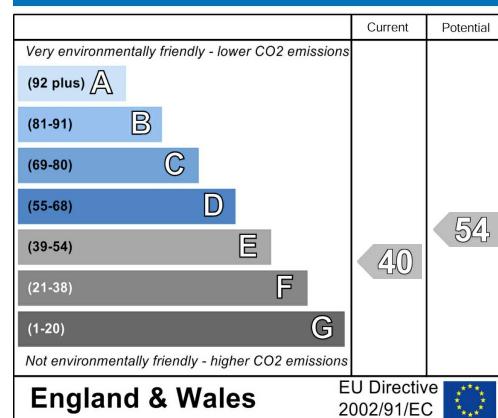
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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### Energy Efficiency Rating



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



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Residential Estate Agents  
Lettings & Property Management



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH**  
Tel: 01424 225588  
[bexhill@rushwittwilson.co.uk](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)