

Abbott & Abbott

Estate Agents, Valuers and Lettings

20 St Kitts West Parade, Bexhill-On-Sea, TN39 3DR

£395,000

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20 St Kitts West Parade

Bexhill-On-Sea, TN39 3DR

£395,000



- Exceptionally spacious fourth floor seafront flat in much favoured development
- Two good reception rooms - including a double aspect lounge
- Good size kitchen
- Block with lift, entryphone and rubbish chute - constant hot water included in service charge
- Now in need of general modernisation
- Three double bedrooms
- Two south-facing balconies with glorious, panoramic sea views
- Modern shower room with WC, plus second separate WC
- Garage
- No onward chain

Abbott and Abbott Estate Agents present for sale, with no onward chain, this bright and well presented fourth floor seafront flat, served by lift, now in need of general modernisation, but offering exceptionally spacious and highly versatile accommodation, with most rooms having extensive views over the promenade and the communal gardens to the sea, with distant views of the South Downs and Beachy Head. Built by local builders, R A Larkin, in the 1970's, the property is of the largest and most sought-after design in the block and provides three bedrooms, two large reception rooms including a double aspect sitting room, two south-facing balconies providing panoramic sea views, a good size kitchen, a shower room with WC, and a second separate WC. Electric heating is installed and there are uPVC double glazed windows and exterior doors. Outside, there is a garage in an adjacent block, communal lawns and visitor parking. The block itself features a video 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.





Communal Entrance Hall	
Spacious Entrance Hall	
Double Aspect Lounge	17'7 x 13' (5.36m x 3.96m)
Main Balcony	24' x 3'8 (7.32m x 1.12m)
South-Facing Dining Room	14'x 10'10 (4.27mx 3.30m)
Second Balcony	10'5 x 4'7 (3.18m x 1.40m)
Kitchen	15'5 x 8'3 plus recess (4.70m x 2.51m plus recess)
Bedroom One	19'4 x 10'10 (5.89m x 3.30m)
Bedroom Two	16'10 x 11'4 (5.13m x 3.45m)
Bedroom Three	12'2 x 8'5 (3.71m x 2.57m)
Shower Room	
Separate WC	



Single Garage No 160

Communal Gardens & Visitor Parking

Lease: 999 years from 1971

Maintenance charge for 2026: £3974.74

Share of Freehold

Council Tax Band: E (Rother District Council)

EPC Rating: To be advised















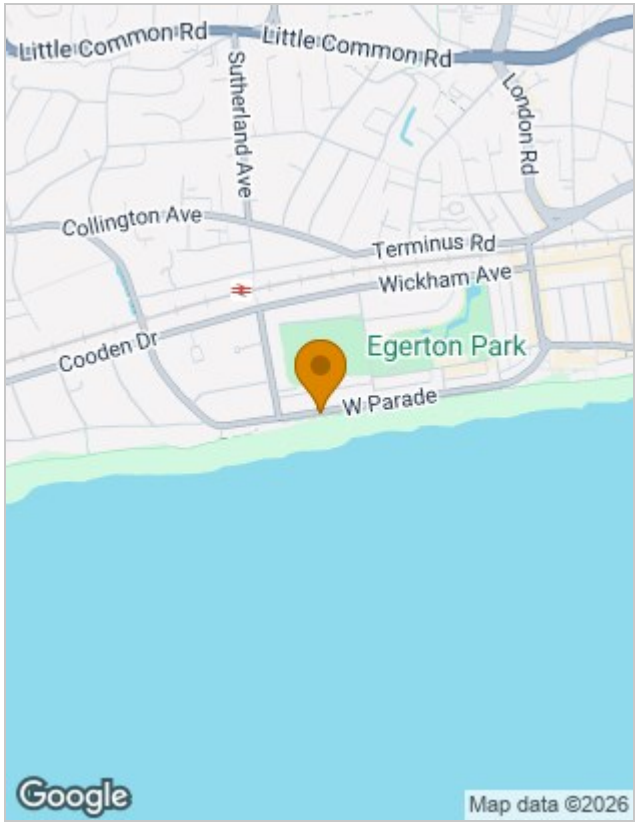
Floor Plans



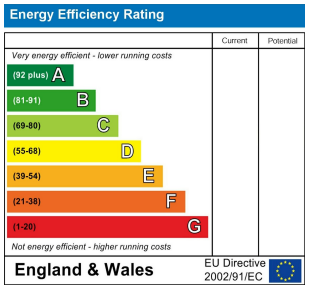
Total Area: 146.6 m² ... 1578 ft²

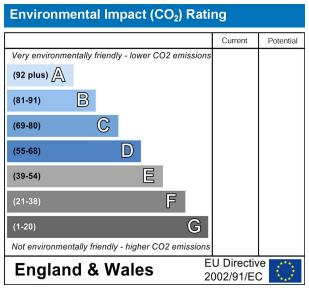
All measurements are approximate and for display purposes only

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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