

35 Homewarr House De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1PL
Offers In Excess Of £120,000 Leasehold

Bright and spacious two bedroom second floor retirement apartment benefiting from a sun balcony with stunning sea views. The property comprises a large living room, fitted kitchen, two bedrooms and a shower room suite. Other internal benefits include double glazed windows and doors throughout and storage heaters. Externally the property has well maintained communal gardens surrounding the building. Ideally situated on Bexhill's picturesque seafront while still only being approximately 0.5 miles to Bexhill town centre with its wide range of amenities and mainline railway station. Offered with no onward chain, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this spacious apartment in this popular location.







Communal Entrance Hallway
Stairs and lift leading to the second floor.

Private Entrance Hallway
Entrance door, storage cupboard.

Living Room
20'9 x 12'11 (6.32m x 3.94m)
Double glazed windows and door overlooking and giving access onto the sun balcony with stunning views across Bexhill's picturesque seafront and towards Beachy Head, storage heater, large storage cupboard, open arch leading through to:

Kitchen
Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, four ring electric hob with extractor canopy above with integrated oven and space for free standing fridge and freezer.

Bedroom One
16' x 9'10 (4.88m x 3.00m)
Double glazed windows to the side elevation with stunning views across Bexhill's seafront towards Beachy Head, storage heater, fitted wardrobe.

Bedroom Two
14'1 x 8'6 (4.29m x 2.59m)
Double glazed window to the front elevation, stunning sea views, storage heater, fitted wardrobe space.

Shower Room
Wc with low level flush, vanity unit with wash hand basin, walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and showerhead, tiled walls.

Outside

Communal Gardens
Running down the side of the property to the rear, mainly laid to lawn with mature plants and shrubs.

Lease & Maintenance
98 years remaining on the lease.
Service Charge - £5,518 pa.
Ground Rent - £450.30 pa.

Agents Note

Council Tax Band - B

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.

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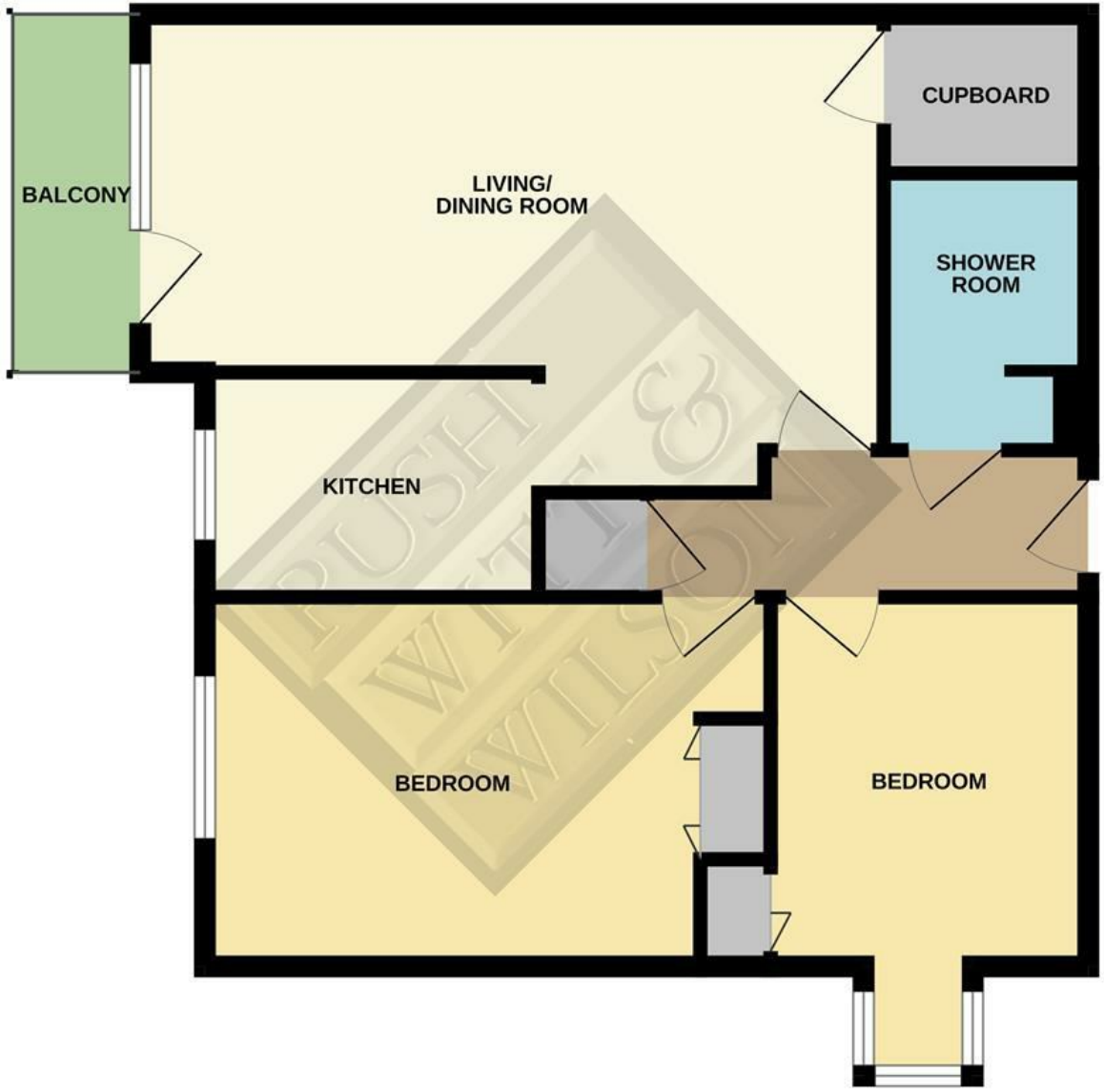

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DRY PADS
DRY PADS





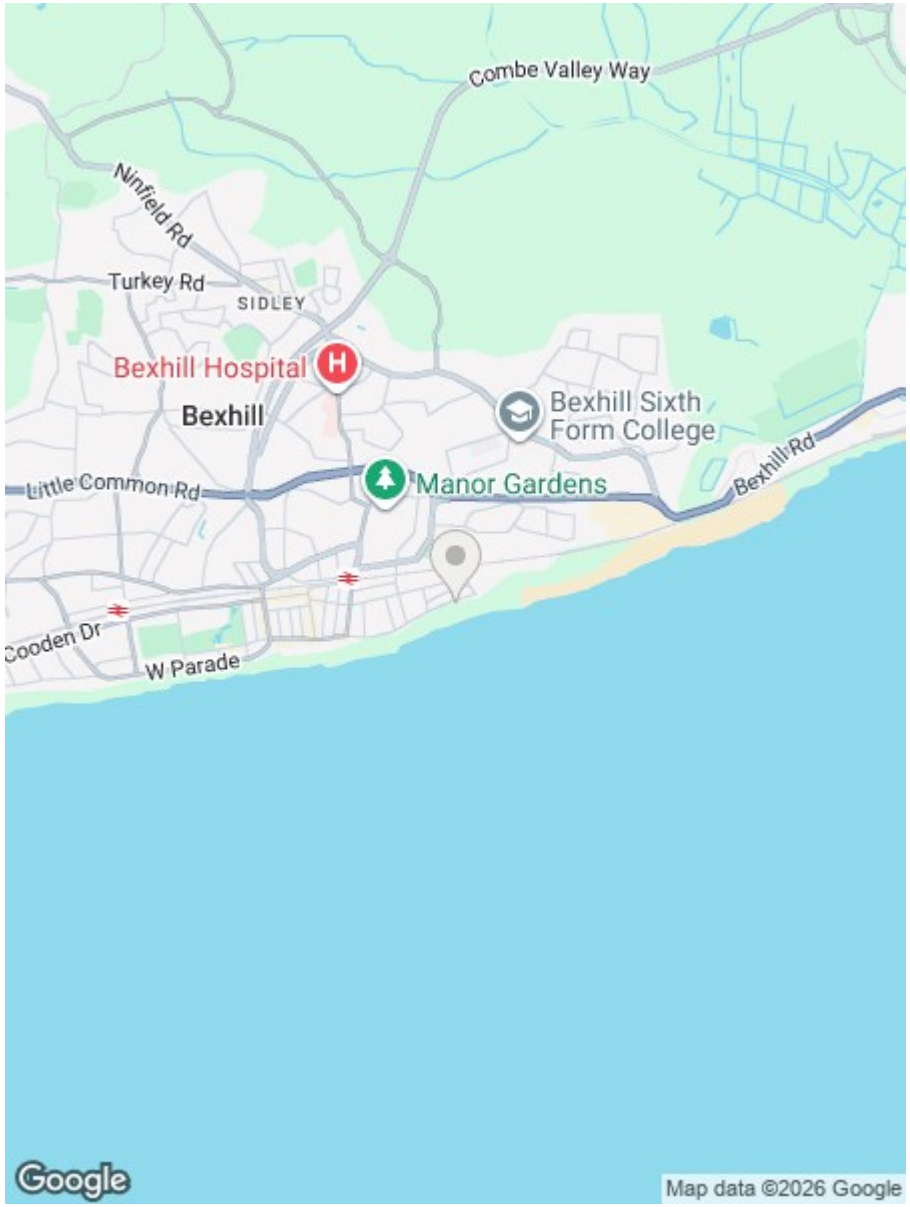


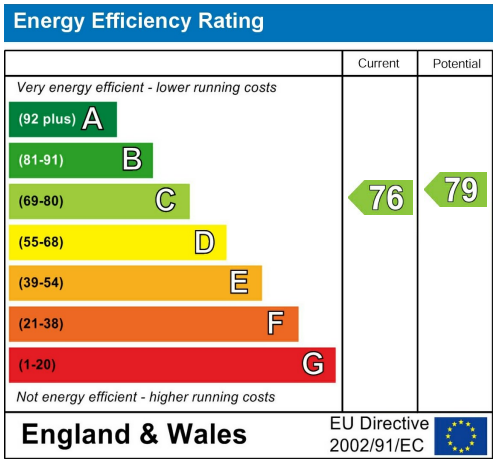
2ND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

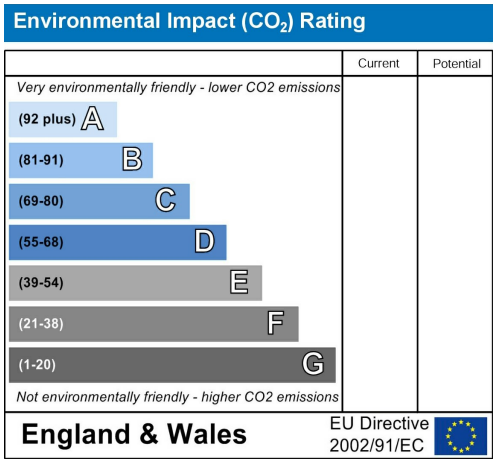


TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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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