



**The Sackville De La Warr Parade, Bexhill-On-Sea TN40 1ET**



**welcome to**

**The Sackville De La Warr Parade, Bexhill-On-Sea**

A spacious one bedroom garden flat with direct access to communal gardens whilst enjoying sea views from all rooms. A unique opportunity has risen to acquire Bexhill's historic 'The Sackville Apartments' originally a luxury Hotel in the 1890's.



### Entrance Hall

Entryphone handset/emergency pullcord, recess with bookshelves.

### Living Room

17' 6" x 10' 6" ( 5.33m x 3.20m )

Double glazed front facing bay window with central French doors providing access to patio area and communal garden benefiting from a southerly sea views. Ornamental fireplace with electric fire, shelved recess, TV point, coved ceiling and arched serving hatch to kitchen.

### Kitchen/breakfast Room

11' 11" x 7' 9" ( 3.63m x 2.36m )

Large double glazed window overlooking communal garden to the sea. Fitted kitchen with a range of wall and base units with worktop over incorporating an inset one and half bowl sink unit with mixer tap, space and plumbing for washing machine and dish washer, space for fridge freezer, space electric cooker and space for bistro table.

### Bedroom One

9' 8" x 9' 6" ( 2.95m x 2.90m )

Double glazed south facing window overlooking the communal gardens towards the sea, telephone point, archway to dressing area.

### Dressing Room

9' 8" x 9' 6" ( 2.95m x 2.90m )

Double fitted wardrobe

### Shower Room

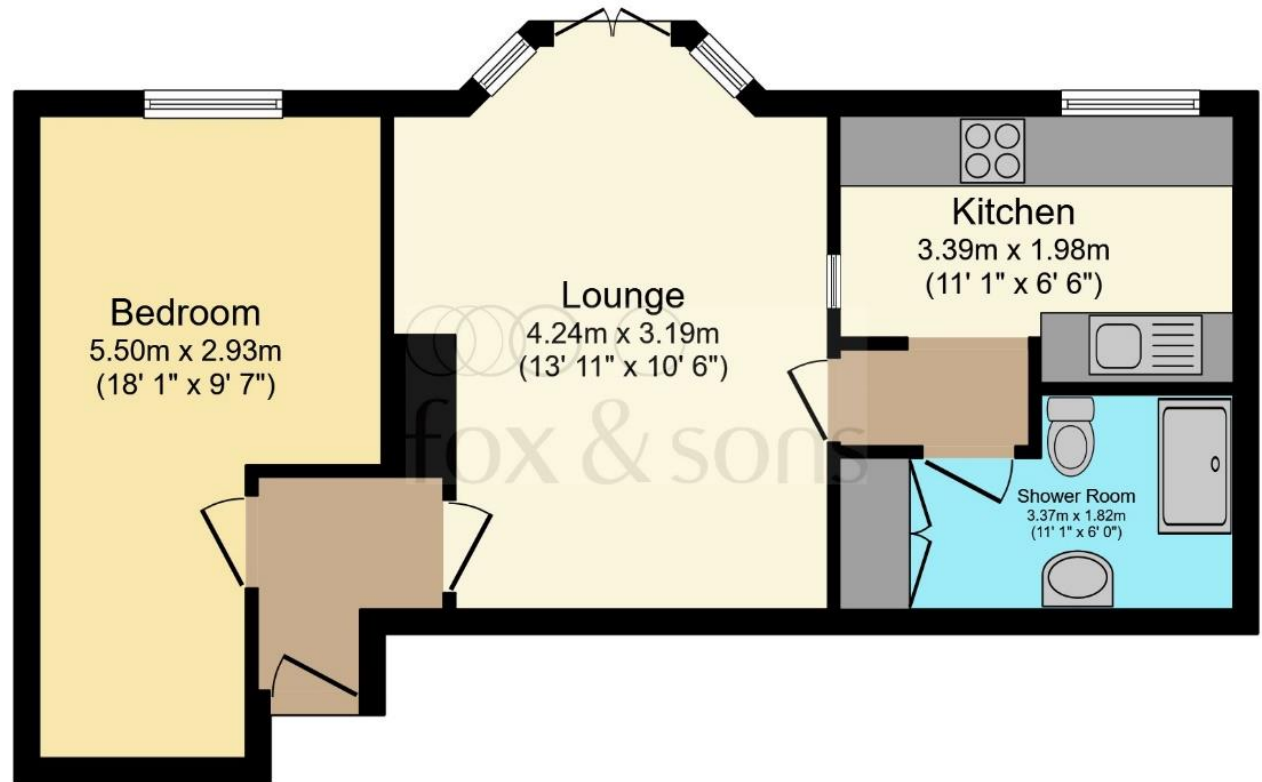
Tiled walls, large walk in shower cubicle, wc, wash hand basin, extractor fan and shelved airing cupboard.

### Communal Garden

Well-tended communal gardens with lawn and flowing beds to the front.

### Agent Notes

The service charge is £812.50 per quarter to include maintenance and insurance of building, House Manager and staff, maintenance and insurance of two lifts, cleaning and lighting of communal areas and garden maintenance. The ground rent is currently £75.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain these from their surveyor or solicitor.



Total floor area 47.2 sq.m. (508 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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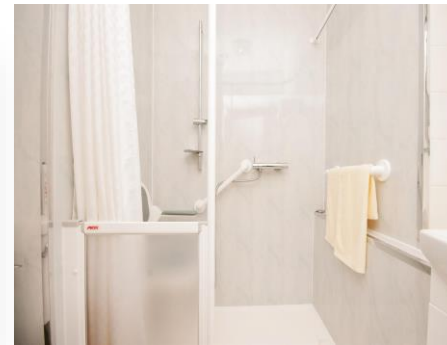
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## The Sackville De La Warr Parade, Bexhill-On-Sea

- CHAIN FREE
- LUXURY RETIREMENT LIVING FOR THE OVER 50'S
- GARDEN FLAT WITH DIRECT ACCESS TO COMMUNAL GARDEN
- ONE BEDROOM
- SOUTHERLY ASPECT WITH SEA VIEWS

Tenure: Leasehold EPC Rating: D

# £150,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BOS111032 - 0008

  
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