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Penthouse Flat, 26 Glyne Hall, De La Warr Parade, Bexhill-on-Sea

DRAFT
DETAILS



A RARE OPPORTUNITY TO ACQUIRE A SIXTH FLOOR PENTHOUSE FLAT, WHICH ENJOYS TRULY PANORAMIC VIEWS OVER BEXHILL SEAFRONT AND ENGLISH CHANNEL TOWARDS BEACHY HEAD. THE PROPERTY, WHICH IS IN NEED OF SOME UPDATING, BENEFITS FROM LARGE SUN TERRACE TO THREE SIDES WHICH IS ACCESSED FROM LIVING ROOM, STUDY AREA AND MASTER BEDROOM, SPACIOUS LIVING ROOM, ELECTRIC HEATING, LIFT ACCESS TO FIFTH FLOOR, STORE ROOM, AND UNDERCOVER PARKING SPACE. GLYNE HALL OCCUPIES A PROMINENT POSITION ON THE SEAFRONT PROMENADE OPPOSITE BEXHILL SAILING CLUB AND WITHIN EASY WALKING DISTANCE OF TOWN CENTRE AMENITIES, STATION AND DE LA WARR PAVILION. OFFERED CHAIN FREE-VIEWING HIGHLY RECOMMENDED.

OFFERS IN THE REGION OF £275,000 LEASEHOLD



Our Ref: 6243

The flat is approached from a lift to fifth floor with further staircase to sixth floor.

THE ACCOMMODATION COMPRISES:

Front door to:-

Entrance Hall/Study Area: 16'8 x 7'5 (5.08m x 2.26m)

Cloaks/storage cupboard; adjacent airing cupboard with slatted shelves, night storage heater, entryphone handset, coved and textured ceiling. uPVC double glazed sliding door with adjacent large window having fine views over seafront promenade, English Channel towards Beachy Head in the west, and giving access to large paved terrace.

Kitchen: 9'4 x 6'4 (2.84m x 1.93m)

Fitted with range of floor mounted cupboards and drawers with work surface over; tiled surrounds, matching wall mounted cupboards. Inset one and a half bowl sink unit with mixer tap, space and point for electric cooker, space and plumbing for washing machine, slatted wood ceiling. Double glazed window with fine outlook over English Channel.

Living Room: 19'3 x 16'2 (5.87m x 4.93m)

This room enjoys panoramic views over Bexhill towards the south and west, and across the English Channel towards Beachy Head, being of double aspect with double glazed sliding patio doors giving access to **south facing sun terrace** and uPVC double glazed window to the west overlooking further sun terrace. Two Unidare night storage heaters, further Dimplex heater, telephone point, two wall light points, coved and textured ceiling. Door to:-

Inner Hall

Dimplex night storage heater, entryphone handset, two skylights, cupboard housing hot water tank with immersion heaters, doors off to bedrooms and bathroom.

Bedroom 1: 13'7 x 13'5 (4.14m x 4.09m)

Of dual aspect with windows to the east and west with fine views towards Beachy Head and uPVC door giving access to sun terrace. Unidare night storage heater, fitted bedroom furniture, including two double and single wardrobe cupboards, chest of drawers, recess with bed with adjacent bedside cabinets and storage cupboards, coved and textured ceiling.

Bedroom 2: 11'11 x 8'11 (3.63m x 2.72m)

Built-in wardrobe cupboard, coved and textured ceiling, uPVC double glazed window with fine views over seafront promenade and English Channel towards Beachy Head in the west.

Bathroom

Fully tiled, and fitted with coloured suite comprising: panelled bath with grab handles, Heatstore electric shower over, low level wc, vanity basin with cupboard under, electric towel rail, wall mounted electric heater, uPVC double glazed window with obscured glass.

Separate wc

Low level wc, wash hand basin, fully tiled walls, electric towel rail, uPVC double glazed window with obscured glass.

OUTSIDE

The property enjoys a large sun terrace to three sides of the property, being south facing, with fine views over Bexhill Sailing Club and English Channel; to the west is a wide paved terrace which has fine views of the seafront promenade and across the English Channel to Beachy Head in the west. To the north elevation there is further terrace with views towards Bexhill Old Town.

Reserved Parking Space

On basement level there is a lockable store, and a reserved undercover parking space.

Lease

To be advised.

Ground Rent

To be advised.

Maintenance

To be advised.

Council Tax Band: D.
Property Postcode: TN40 1LY

Map Reference Square: K/6

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract and if any matter set out within them is of particular concern please contact us and we will check the information for you.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services so can not verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitors.



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