

GRAHAM
JOHN
MAKE LIFE SPECIAL

A delightful apartment
in a wonderful location

T: +44 (0)1303 474101
M: +44 (0)7875 001499
E: mattryde@grahamjohn.com



www.grahamjohn.com

A wonderful feeling

grows as you wander
through this apartment

The Details

*Gorgeous apartment
Close to seafront
Top floor (Second)
3 bedrooms
En suite shower
Bathroom
Feature decorative fireplaces
Lovely kitchen
Open plan living space
Walk to train station
Share of Freehold
Balance of 999 year Lease*

This is a home where
convenience, comfort and
enjoyment all blend seamlessly
together.

As this building was converted in 2017 it provides benefits that other homes of this ilk will struggle to match. Modern building regulations ensure that insulation makes homes much more comfortable and practical to live in, rewired and replumbed, a ten year 'Build-Zone' housing warranty runs from September 2017.

This apartment is on the second, that is the top floor and means you have just loft space above you. A striking entrance captures the eye and we were instantly drawn to it. For us the real delight here goes beyond the wonderful accommodation, we'll get to that in a moment. The real 'grab our hearts' feature of this home is its location within Bexhill on Sea's conservation area.

Step out of the buildings front door, turn left and within moments you are walking onto a wonderful promenade that stretches along the coastline. We stood and watched dinghies from the sailing club racing on the sea. Carry on past the rowing club to the Grade I Listed De La Warr Pavilion, established in 1935 and 'Modern ever since'. Enjoy the art there or plan to capture a show, it's just part of the huge spectrum of things you can fill your spare time with when you live here.



Stroll the promenade nearby



Third bedroom, dressing room or study, the choice is yours

The town centre is a simple walk from here and you can find plenty of places to grab a coffee and a snack or plan to dine out in any number of delightful restaurants. Pick somewhere overlooking the sea or find a side street venue for something intimate.

Bexhill is an ancient town and has a long and interesting history, explore the streets and you will find architectural gems. For many the Victorian and Edwardian influences are the delight, many famous people have grown up here and others have been drawn here by the towns charms and the lure of life beside the sea.

What about the apartment? For us it lives up to expectation.

Converted as we said in 2017 the building has four individual apartments. This one occupies the top floor and has a wonderful feel to it from the moment you walk in. A long hallway and high ceilings give it a very special atmosphere. There are three bedrooms and, as the master bedroom has an en suite shower, this is a perfect home for sharing, whether you move here with kids or love to have friends and family come and visit. The third bedroom can make a brilliant home office or even a dressing room.

If you're looking for somewhere as a holiday retreat then it certainly is a great proposition too, the kitchen is lovely and the open plan layout is so perfectly social it is very easy to relax here. There is a thriving lettings market if that is something that is drawing you to consider a purchase.

It's very easy to get excited about this apartment and when you factor in the lovely lifestyle you can enjoy, it jumps out as a 'we must have a look' home.

This home is available for viewing by appointment through Graham John Estate Agents.

+44 (0)1303 474101

Email: property@grahamjohn.com

www.grahamjohn.com



A perfect focal point





Delightful



With dishwasher and space for washing machine

There's a great blend of character retained whilst providing a modern space to enjoy.

These buildings have such a lovely style to them, the top floor adds to the charm with rooms that are much more interesting in shape and feel. The high ceilings add character and with this being such a modern conversion you have the best of modern insulation to make living here cosy.



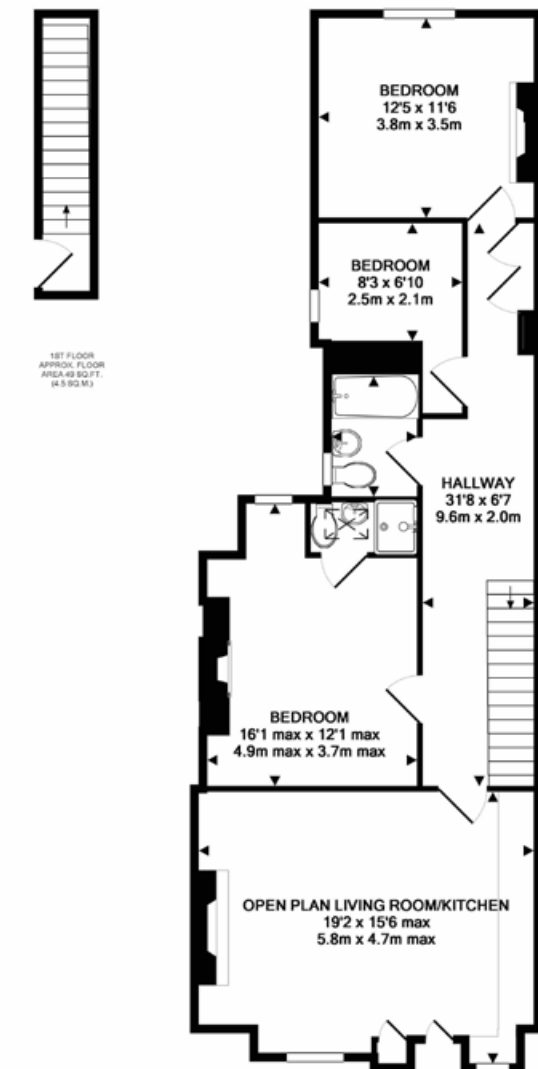
the third room is a real bonus



Simple and elegant



The guest room

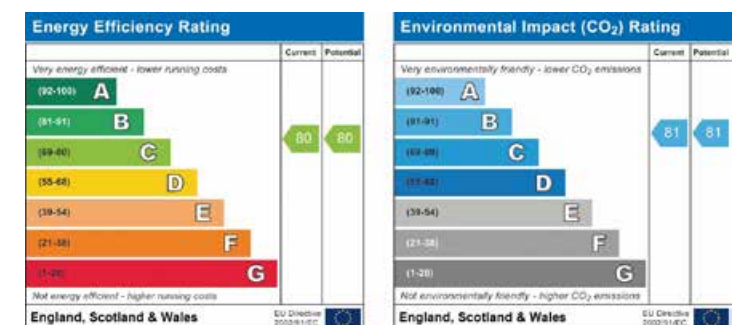


2ND FLOOR
APPROX. FLOOR
AREA 888 SQ. FT.
(82.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 937 SQ. FT. (87.0 SQ. M.)

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, 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.

Made with Metropix 62018



Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested and services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Feature fireplace
and en suite, superb



The en suite shower room is such a useful feature, it makes life simpler with family around or friends staying.

The Sussex coast offers plenty to entice people and Bexhill is once again finding favour. The architecture is wonderful, that glorious Edwardian detail fascinates and intrigues. The Conservation Area provides a feast for the eyes and plenty to satisfy more immediate needs. From coffee shops and

restaurants to take aways and the archetypal fish and chip shop, you won't go far without finding a morsel or two to tempt your taste buds as well. ■

There's always something to grab your attention in Bexhill, that delight of being beside the sea always appeals. Whether you want to take part or just enjoy the spectacle the sea will provide entertainment time and again