



Flat 4, 43 Eversley Road, Bexhill-on-  
Sea, East Sussex TN40 1HA





## PROPERTY DESCRIPTION

A good size split-level two bedroom first floor flat ideally situated in the town centre and within a short distance of both the seafront and Bexhill Train Station. The accommodation comprises; communal entrance hall with stairs rising to the first floor, private entrance hall with two large storage cupboards, bay fronted lounge, fitted kitchen, two bedrooms, bathroom and separate WC. EPC - C.

## FEATURES

- Two Bedroom First Floor Flat
- Town Centre Location
- Bay Fronted Lounge
- Bathroom With Separate WC
- Fitted Kitchen
- Split Level Entrance Hall With Two Large Storage Cupboards
- Large Master Bedroom
- Short Walk To Seafront
- 118 Years Remaining Leasehold
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, stairs rising to the first floor.

### Entrance Hall

Accessed via private front door, split level hallway and two large built in storage cupboards.

### Lounge

14' 10" x 14' 3" into bay (4.52m x 4.34m into bay) Double glazed bay window to the front, ceiling coving. two radiators.

### Kitchen

9' 3" x 8' 10" (2.82m x 2.69m) Double glazed window to front, a range of laminate working surfaces with inset ceramic sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine and fridge/freezer.

### Bedroom One

14' 11" x 14' 11" (4.55m x 4.55m) Two glazed sash windows to the rear, ceiling coving, radiator.

### Bedroom Two

15' 2" reducing 11' 11" to x 6' 8" (4.62m reducing to 3.63m x 2.03m) Double glazed window to the side, built-in cupboard, radiator.

### Bathroom

Patterned window to the rear, matching white suite comprising; panelled bath with fitted screen and shower over, pedestal wash hand basin, radiator.

### wc

Patterned window to the rear, low level WC.

### NB

We have been verbally advised of the following;

There is a right to manage company for building

125 year lease from 2017

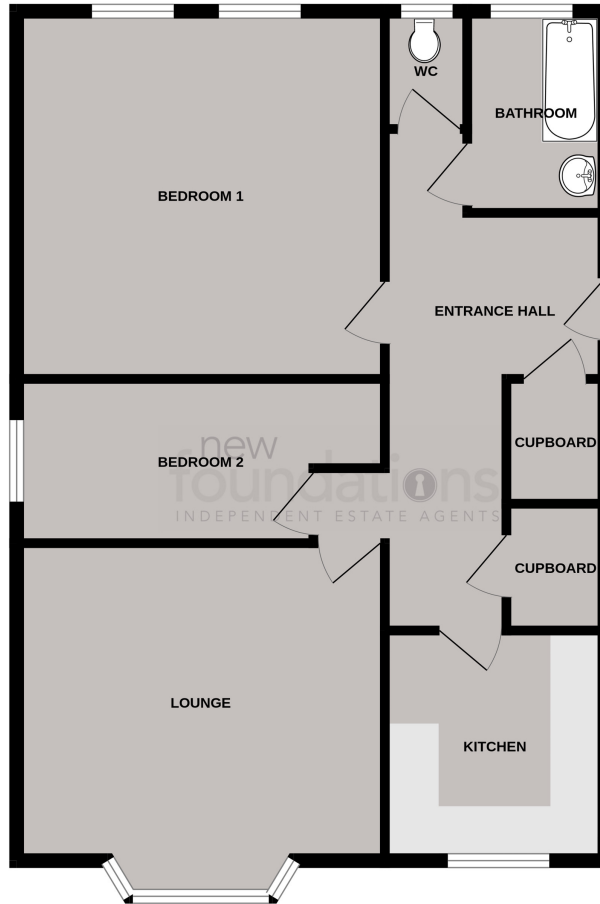
£125 per annum ground rent

Service charge for 01/07/2023-30/06/2024 -

£1,164.24

# FLOORPLAN

## GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			

