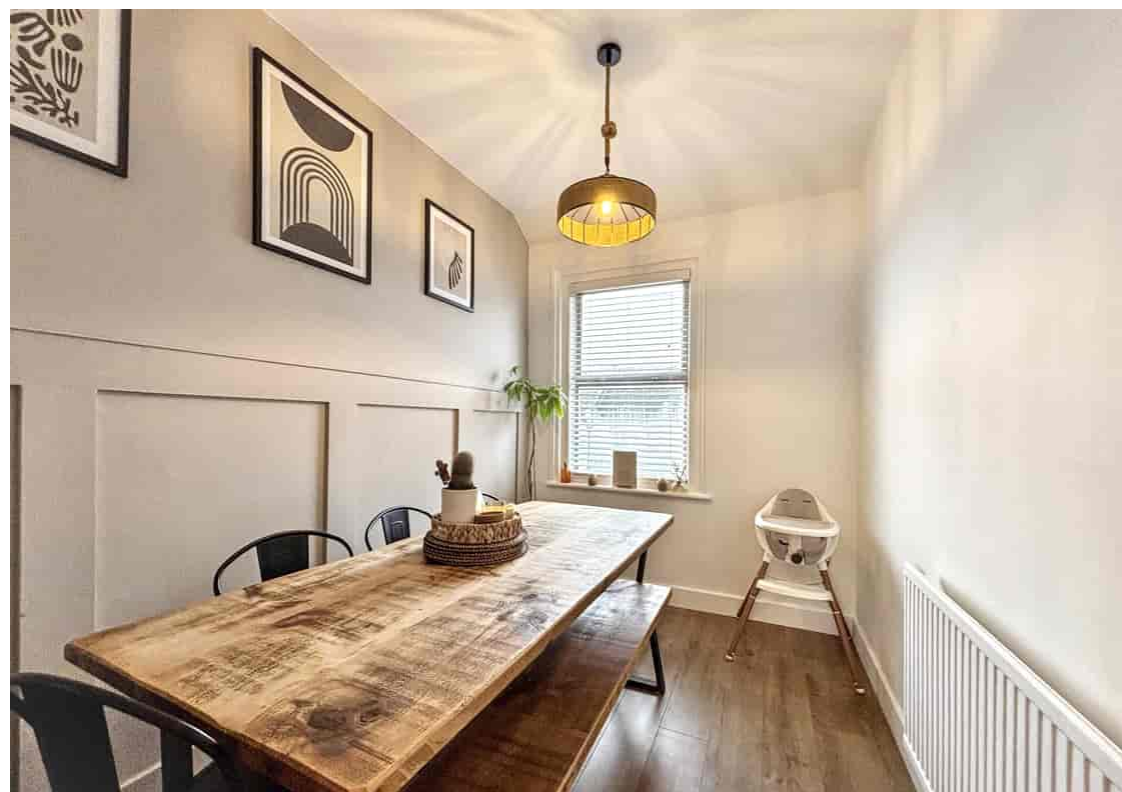




Top Flat, 74 Windsor Road, Bexhill-on-Sea, East Sussex, TN39 3PE

Substantial and Immaculately Presented Two/Three Bedroom Apartment With Roof Terrace & Allocated Off-Road Parking

£243,000 - Leasehold





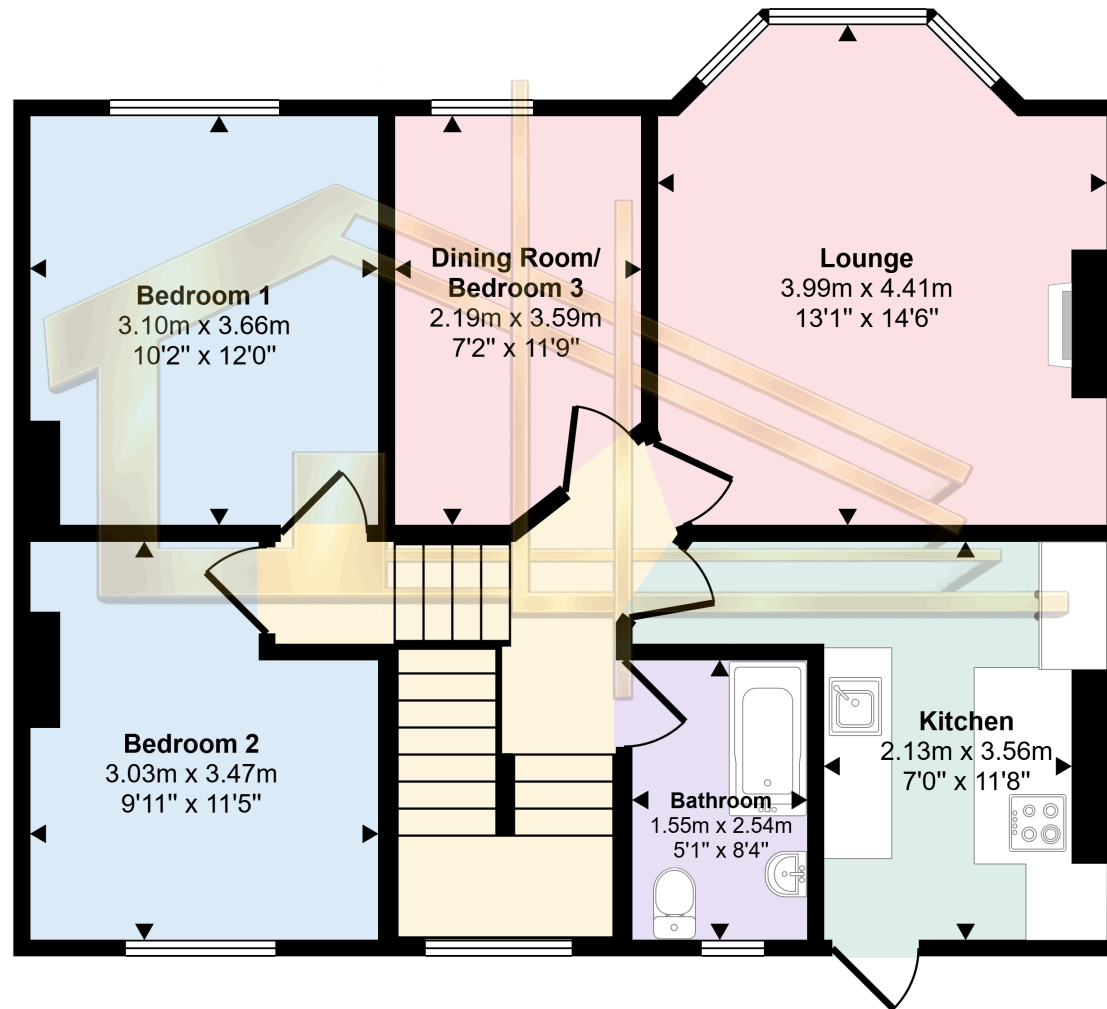
A beautifully presented two/three-bedroom split-level maisonette, ideally positioned in a convenient town centre location close to local bus routes and the train station, offering excellent connectivity for commuters and day-to-day living.

This immaculately maintained home benefits from its own private entrance and inner staircase, creating a real sense of space while also providing useful additional storage. The accommodation features a spacious lounge with an attractive feature bay window, allowing plenty of natural light to flood the room and creating a welcoming living environment. The fitted kitchen is well-appointed with integrated appliances, offering both style and practicality. There are three well-proportioned bedrooms providing flexible accommodation to suit a variety of needs, alongside a modern fitted family bathroom finished to a contemporary standard.

Externally, the property boasts a private roof terrace – perfect for relaxing or entertaining – as well as the added advantage of an allocated parking space. Further benefits include gas central heating, double glazing throughout, contemporary décor and colour schemes, and the significant advantage of being offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the space, presentation, and convenient location this excellent home has to offer.



Approx Gross Internal Area
71 sq m / 766 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1802.42
Parking Types: Allocated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two/Three Bedroom Split Level Maisonette For Sale
 - Spacious Lounge With A Feature Bay Window
 - Fitted Kitchen Including Integrated Appliances
 - Three Well Proportioned Bedrooms.
 - Modern Fitted Family Bathroom
 - Private Roof Terrace
 - Allocated Parking Space
- Private Entrance & Inner staircase Allowing For Additional Storage & Feeling of Space
 - Gas Central Heated & Double Glazed
 - Immaculately Presented Throughout
 - Contemporary Decor & Colour Schemes
- Convenient Town Centre Location Close To Bus Routes & Train Station
 - Sold With No Onward Chain
 - Viewing Highly Recommended