



Flat 4 St Aubyns, Brassey Road,  
Bexhill-on-Sea, East Sussex TN40 1LD





## PROPERTY DESCRIPTION

A particularly spacious and very well presented two bedroom first floor purpose built apartment situated in a well maintained block just off Bexhill Seafront and within easy reach of the town centre and mainline railway station. The accommodation comprises; communal entrance with stairs rising to the first floor, good size entrance hallway which could be used as a study area, bay fronted lounge with sea views, modern kitchen/breakfast room, master bedroom with en-suite shower room/WC, second bedroom with dressing area, bathroom and further WC/cloakroom. Outside there a larger than average garage with electric door. EPC - TBC.

## FEATURES

- Spacious First Floor Apartment
- Situated Just Off Bexhill Seafront
- Bay Fronted Lounge With Sea Views
- Close Proximity To The Town Centre & Railway Station
- Master Bedroom With En-Suite Shower Room
- Second Bedroom With Dressing Area
- Larger Than Average Garage To The Rear With Electric Door
- Modern Kitchen With Breakfast Bar Area
- Second WC/Cloakroom
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Communal Entrance

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

### Entrance Hall

A spacious entrance hall which could be used as a study area also, ceiling coving, radiator, large double cupboard with sliding doors.

### Lounge

16' 7" x 13' 2" (5.05m x 4.01m) Double glazed bay window to the front with views towards the sea down Brassey Road, ceiling coving, two radiators, wall light points.

### Kitchen/Breakfast Room

12' 9" x 8' 10" (3.89m x 2.69m) Double glazed windows to the side, ceiling coving, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, breakfast bar, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, cupboard housing wall mounted gas fired boiler, space for washing machine, tumble dryer and fridge/freezer, radiator.

### Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m) Double glazed window to the rear, ceiling coving, built-in wardrobes, radiator.

### En-Suite Shower Room & WC

Double glazed frosted glass window to the side, a modern matching three-piece suite comprising; low-level WC, wash hand basin with mixed tap and cupboard under, large walk-in shower cubicle with electric shower over, heated towel rail.

### Bedroom Two & Dressing Area

Dressing Area 7' 8" x 7' 5" into wardrobes (2.34m x 2.26m into wardrobes)  
Bedroom Two 11' 9" x 11' 0" (3.58m x 3.35m)  
Double glazed windows to the rear, ceiling coving, radiator, dressing area with built-in wardrobes.

### Cloakroom/WC

Low level WC, wash hand basin, radiator, extractor fan.

### Bathroom

Double glazed frosted glass window to the side, wash hand basin, panelled bath with handheld attachment, heated towel rail.

### Garage

16' 8" x 9' 3" increasing to 11' 4" (5.08m x 2.82m increasing to 3.45m) Located to the rear of the block furthest right, accessed via electric up and over door, power and lighting.

### NB

We have been advised of the following;

999 year lease from 1985

share of freehold

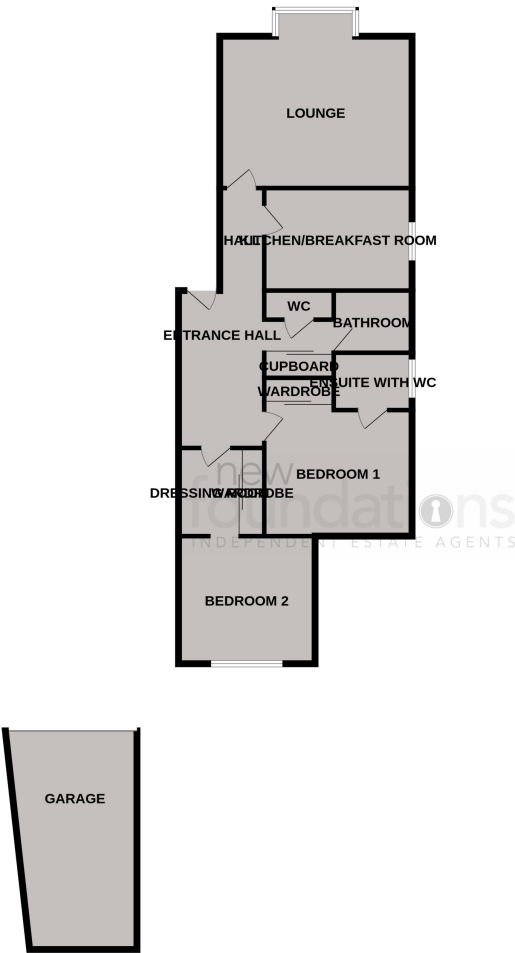
Approx. £2500 per annum service charge

no pets permitted



FLOORPLAN

FIRST 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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