

£250,000 Leasehold



**59a Dorset Road, Bexhill-on-Sea, East
Sussex TN40 1SQ**



PROPERTY DESCRIPTION

A character converted 3 bedroom first floor flat situated a short distance from Bexhill Town Centre, St Richards School and the Seafront. This beautiful property offers spacious accommodation with high ceilings. The private entrance leads to an entrance vestibule and hall with stained glass windows. Large sitting/dining room (20'x13'6) Modern fitted kitchen, family bathroom, separate W/C, double glazed, gas boiler and radiators. remainder of 999 year lease. Council Tax Band A. EPC - C

FEATURES

- 3 Bedroom First Floor Flat
- Stripped and stained doors
- Modern Fitted Bathroom
- Gas Boiler And Radiators
- Double Glazed
- Full Of Charm and Character
- 20' Lounge
- Council Tax Band A





ROOM DESCRIPTIONS

Entrance

Private double glazed front door leading to private entrance vestibul.

Entrance Vestibule

With radiator, walk-in storage cupboard, meter cupboard, original stained glass leaded light feature window.

First Floor Landing

Turning original staircase leading to the first floor landing with original stained glass leaded light feature window, picture rail, radiator, access to loft spaces, central heating thermostat.

Lounge

20' 10" x 13' 6" (6.35m x 4.11m) Having large double glazed windows overlooking the front of the property, ceiling cornicing, television point, feature fireplace with wrought iron inserts, tiling and marble hearth, radiator.

Modern Kitchen

10' 6" x 8' 2" (3.20m x 2.49m) Double glazed window with outlook to side, single drainer stainless steel sink unit with mixer tap and cupboards under, wall mounted concealed gas boiler, range of working surfaces with cupboards and drawers below, built-in four ring gas hob with extractor hood over and electric oven below, matching wall mounted cupboards, space for fridge/freezer, dishwasher and washing machine, part tiling to walls.

Bedroom One

15' 8" x 13' 7" (4.78m x 4.14m) Double glazed window overlooking the rear of the property, picture rail, ceiling cornicing, radiator.



Bedroom Two

14' 8" x 8' 9" (4.47m x 2.67m) Having large double glazed windows overlooking the front of the property, radiator, picture rail.

Bedroom Three

14' 1" x 7' 10" (4.29m x 2.39m) Double glazed window overlooking the rear of the property, radiator, built-in wardrobe, picture rail.

Bathroom

Fitted panelled bath with independent electric shower over with glass folding screen, wash hand basin, heated towel rail, tiled walls, double glazed frosted window.

Separate WC

Low level WC, double glazed window, tiled walls.

NB

Remainder of 999 year lease

Current ground rent £5pa

Maintenance as and when required



FLOORPLAN



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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