



Helensburgh Court

£200,000

Flat 1, Upper Sea Road
Bexhill-on-Sea
East Sussex
TN40 1BF



* Available to Buy to Let Investors Only *

Abbott and Abbott are offering for sale this spacious ground floor, two bedroom flat, located adjacent to Bexhill Town Centre and close to the railway station and seafront.

The block was built in 2010 and the flat has gas heating, double glazing, and excellent kitchen and bathroom fittings. The property further benefits from having an allocated parking space within an underground car park.

The flat is currently let on an Assured Shorthold Tenancy and achieves £750pcm.

Entrance Hall

Heating Thermostat, radiator, door entry phone, airing cupboard, and a useful storage cupboard.

Living Room/Dining Room

5.39m x 2.46m (17' 8" x 8' 1")
Bay window, two radiators, and a TV point.

Kitchen

2.55m x 2.57m (8' 4" x 8' 5")
Single sink unit, range of storage cupboards, work surfaces, boiler and controls, fitted oven, hob, and hood, fridge freezer, plumbing for washing machine, and wall tiling.

Bedroom 1 - with En-Suite Facilities

3.39m x 3.78m (11' 1" x 12' 5")
The bedroom has a radiator, and built in wardrobes.

The en-suite comprises of a shower cubicle, WC, and wash basing, heated towel rail, shaver point, extractor fan, and wall and floor tiling.

Bedroom 2

3.65m x 2.83m (12' 0" x 9' 3")
Radiator, and built in wardrobes.

Bathroom

White suite comprising of a bath with shower above, WC, and wash basin with vanity cupboards, a heated towel rail, extractor, and wall and floor tiling.

Parking

The property comes with an allocated parking space in the underground car park - accessed via Station Road.

Outgoings and Other Information

Tenure: Leasehold
Lease: 125 years from 01/12/2007
Ground Rent: Currently £250pa
Service Charges: 2024 - £1994
Council Tax Band: C
(Rother District Council)
EPC: 81/B