



10 The Links, Bolebrooke Road,
Bexhill-on-Sea, East Sussex TN40

1EW



PROPERTY DESCRIPTION

A good sized 2 bedroom second floor flat situated literally just off Bexhill seafront and enjoying lovely angled sea views. Other notable benefits of this refurbished flat include refitted kitchen and bathroom, new carpets and wall mounted electric heaters and share of freehold. EPC-F

FEATURES

- Just off Bexhill seafront with lovely angled views
- Conveniently situated for Bexhill Town Centre, Railway Station and seafront
- 2 double bedrooms
- refitted kitchen and bathroom
- new carpets
- TO BE SOLD VACANT
- Wall mounted electric heaters
- Council Tax - A





ROOM DESCRIPTIONS

Entrance

Communal entrance door leading to communal entrance hall with communal stairs to 2nd floor landing.

Private Entrance Hall

10' 0" x 6' 11" (3.05m x 2.11m) Private front door leading to good sized hallway, intercom phone, built-in double storage cupboard, further door leading to inner hallway with door to living room/dining room.

Living/Dining Room

17' 0" x 14' 8" (5.18m x 4.47m) narrowing to 8' 11" With two electric heaters, two double glazed windows having angled sea views.

Kitchen

8' 7" x 6' 11" (2.62m x 2.11m) Having been newly fitted and comprising stainless steel sink with mixer tap with cupboard under, further range of cupboards and drawers with working surfaces over, range of matching cupboards, built electric oven with four ring ceramic hob and cooker hood over, part tiled walls, space for washing machine and fridge freezer, door to airing cupboard, sash window with outlook to rear.



Bedroom 1

18' 5" x 9' 9" (5.61m x 2.97m) narrowing to 7'2" With wall mounted electric heater, two double glazed windows having angled sea views.

Bedroom 2

14' 5" x 11' 7" narrowing to 7'2" (4.39m x 3.53m) With wall mounted electric heater, double glazed window with outlook to rear.

Bathroom

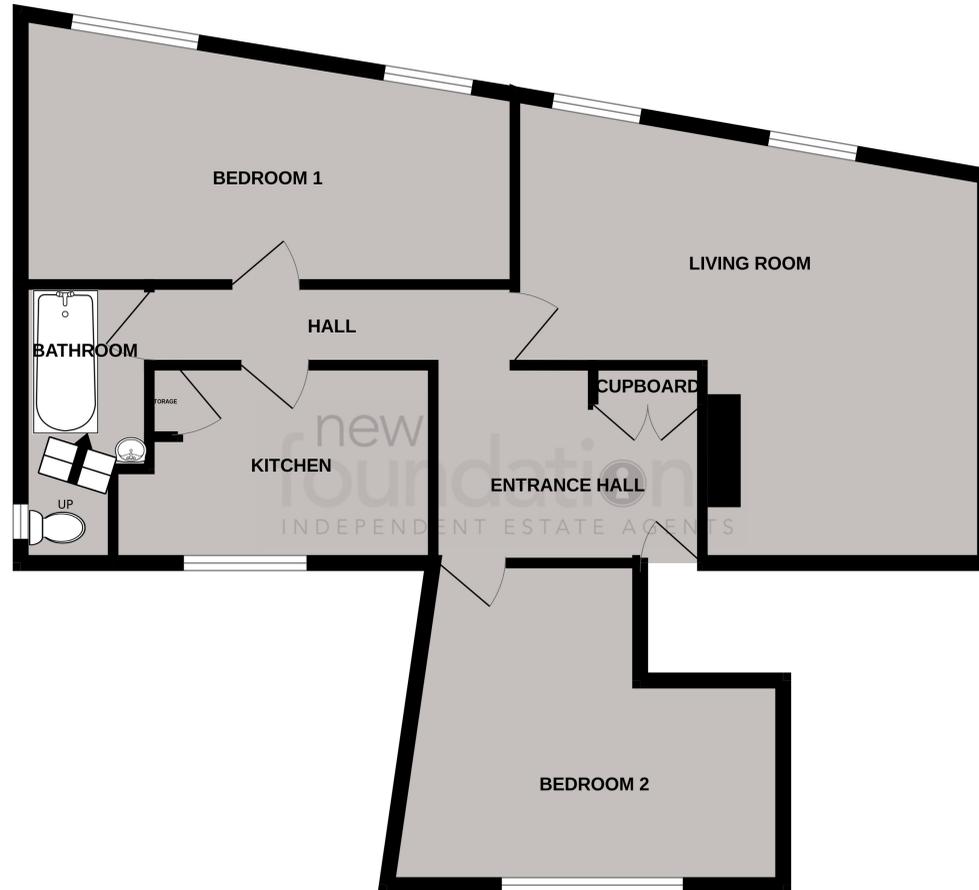
Newly fitted with white suite comprising panelled bath with glass shower screen and having electric shower over, pedestal wash basin, two steps up to low level WC.

NB

We have been advised that the maintenance is £200 per month, the property is held on a 999 year lease and will be sold with a share of the freehold.

FLOORPLAN

SECOND 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F	25	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

