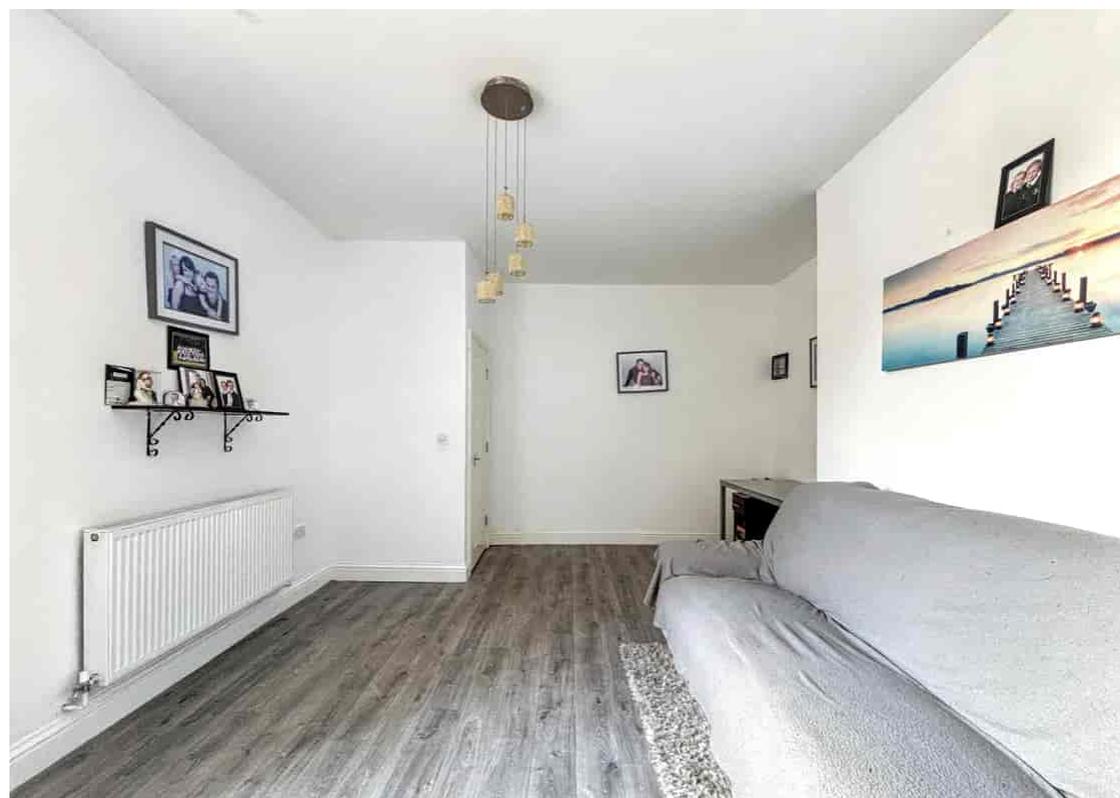
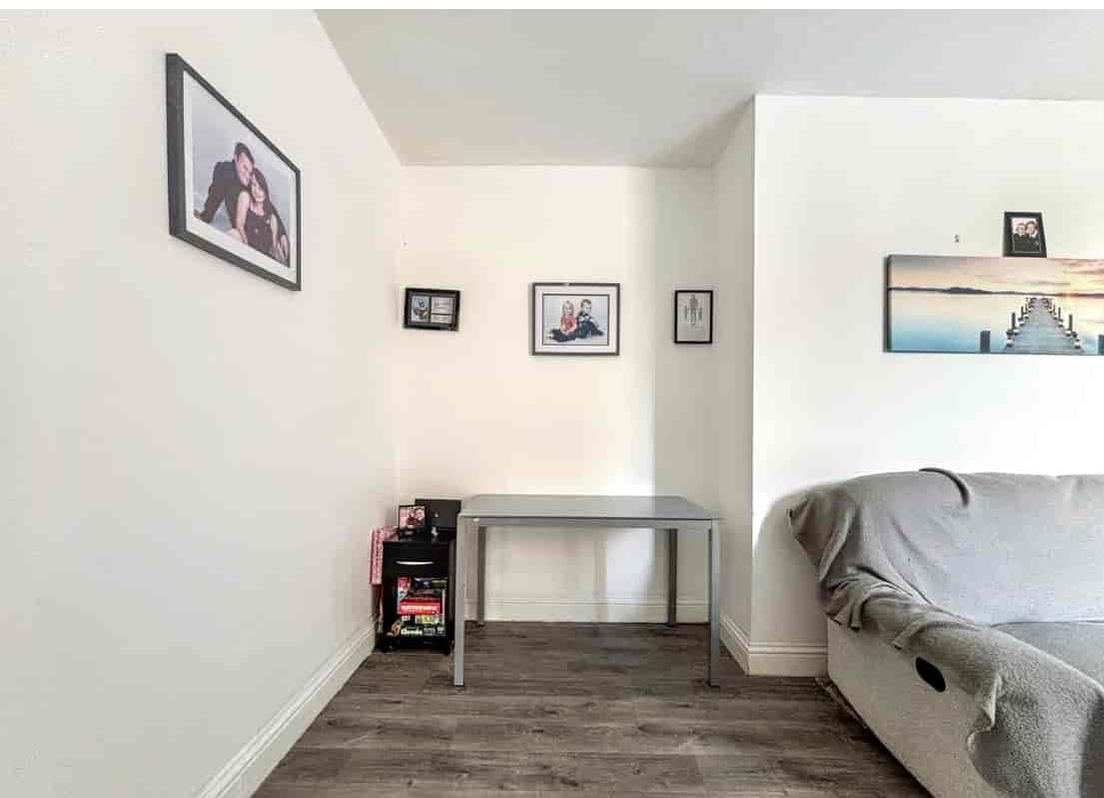




Flat 1, 8-12 St Leonards Road, Bexhill-on-Sea, East Sussex, TN40 1HN

Generous Purpose Built Two Bedroom 1st Floor Flat In A Central Location £150,000 - Leasehold



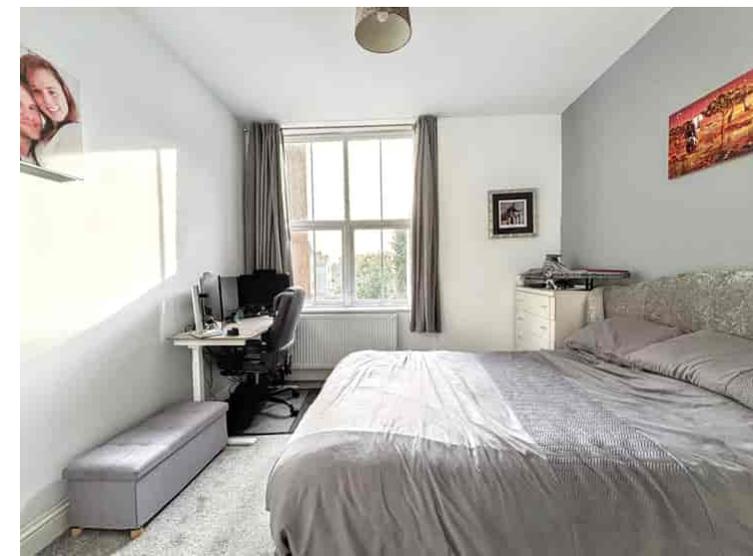


An excellent opportunity to acquire this well-presented two bedroom purpose built flat, ideally situated in a popular town centre location.

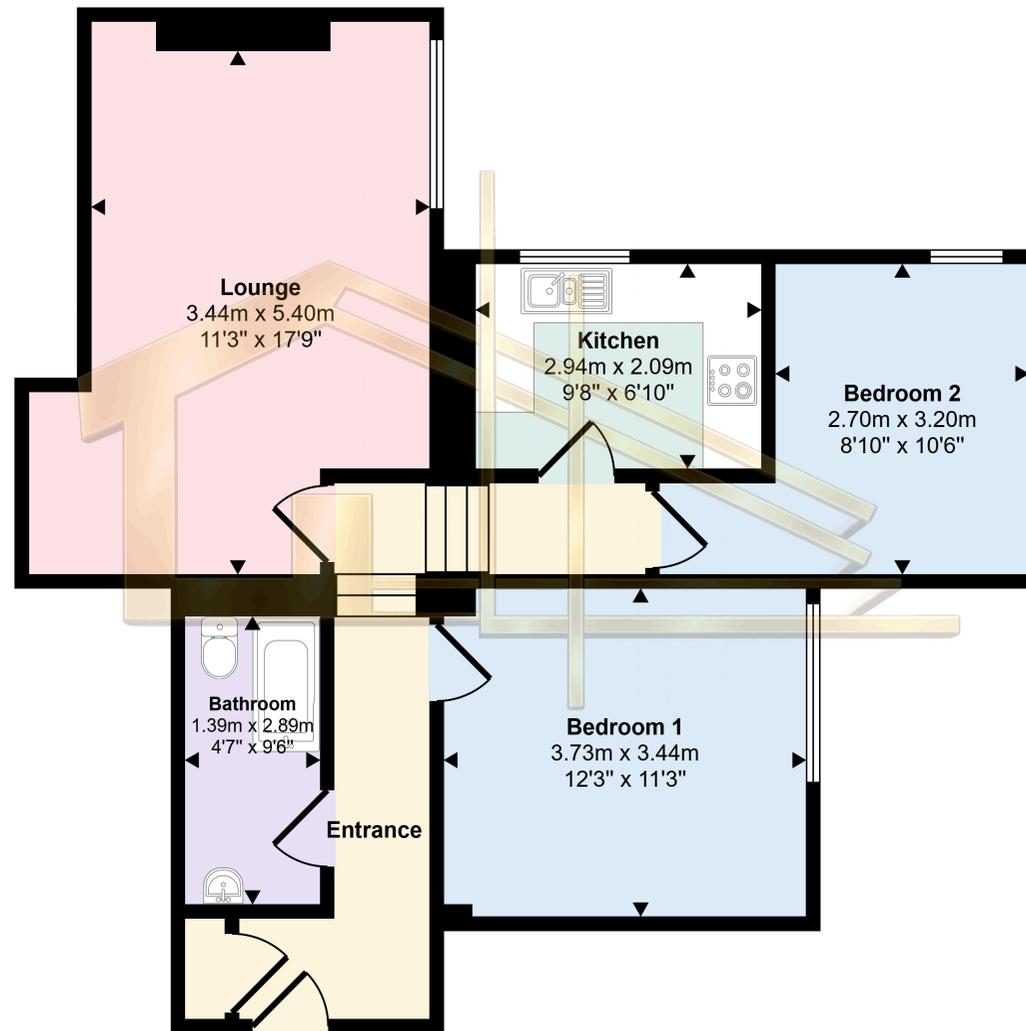
The property offers a bright and spacious lounge/diner, providing the perfect space for both relaxing and entertaining. A separate contemporary kitchen features modern fittings and ample storage, creating a practical and stylish cooking environment. There are two generous double bedrooms, both well-proportioned and tastefully decorated in neutral colour schemes throughout, allowing any buyer to move straight in and make the space their own. The accommodation is completed by a modern fitted family bathroom.

Further benefits include a secure communal entrance with entry phone system, offering added peace of mind. This property represents an excellent first time purchase or buy to let investment opportunity due to its desirable location and well-balanced accommodation. Viewing is highly recommended to fully appreciate all that this property has to offer.

Remaining Lease Length - 105 years * Service charge - £1192.27 per 6 months - TBC * Ground rent - £75 per 6 months.



Approx Gross Internal Area
66 sq m / 712 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: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: C (79)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
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 | 79 | 86 |
| (55-68) | | |
| D | | |
| (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 within a thriving & upcoming area of Bexhill's town centre, within very close proximity to Bexhill's manicured seafront. Bexhill 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, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Purpose Built Flat For Sale
 - Lounge/Diner
 - Separate Contemporary Kitchen
 - Two Generous Double Bedrooms
 - Modern Fitted Family Bathroom
- Secure Communal Entrance With Entry Phone System
 - Neutral Colour Schemes Throughout
 - Popular Town Centre Location
- Excellent First Time Purchase Or Buy To Let Investment
 - Viewing Highly Recommended