



Flat 4 Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LN

Spectacular Three Bedroom 1st Floor Apartment With Large Balcony & Stunning Far Reaching Views

£480,000 - Leasehold Share of Freehold





Discover elegant coastal living in this stunning three-bedroom first floor seafront apartment, set within a beautiful Grade II Listed Victorian building and offering uninterrupted panoramic views across the sea towards Beachy Head.

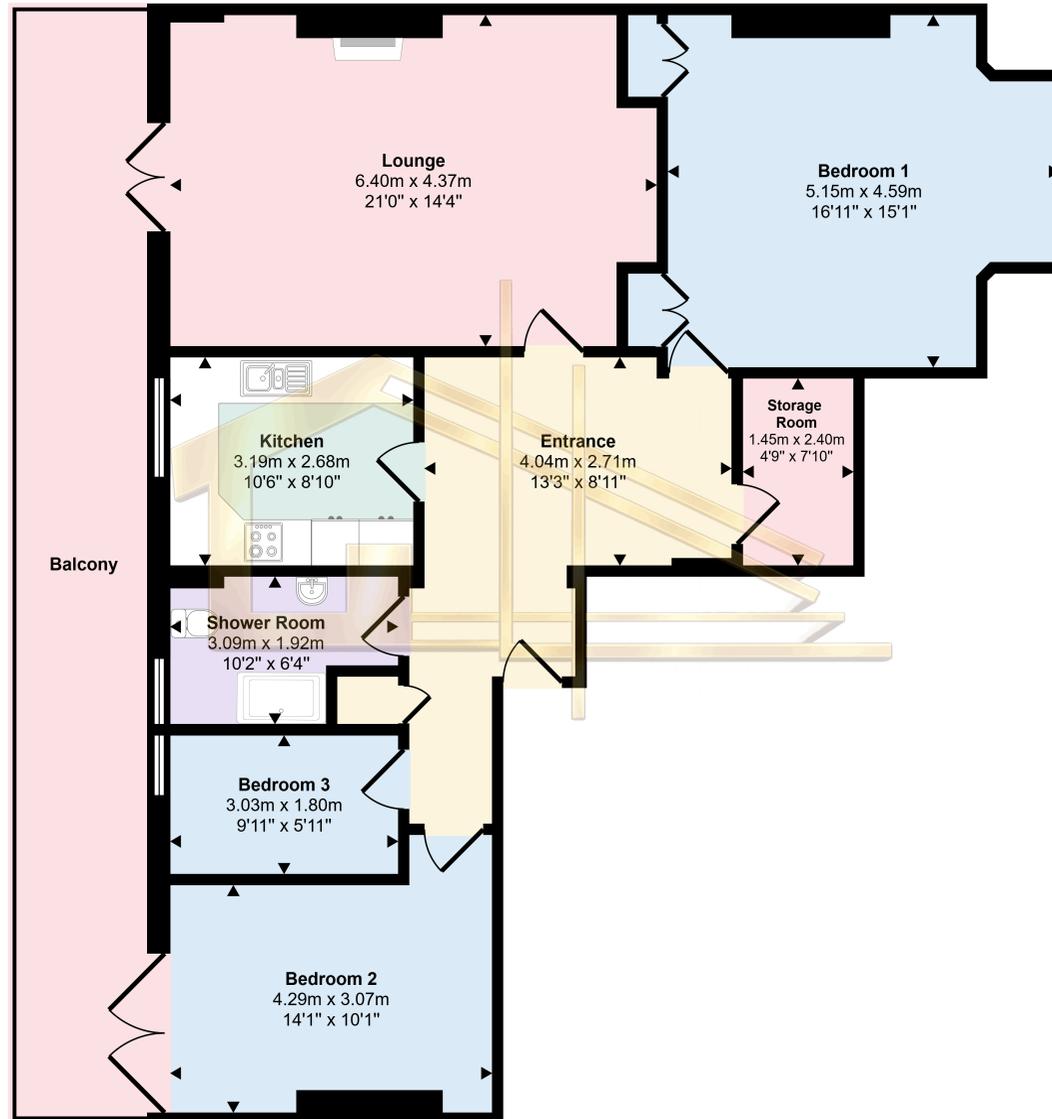
This exceptional home boasts a truly unique 50ft balcony, perfectly positioned to enjoy sweeping sea views and spectacular sunrises over the coastline. The property's impressive substantial lounge, complete with a charming feature fireplace, provides a wonderful space for both relaxing and entertaining while soaking in the breathtaking outlook. The well-appointed fitted kitchen offers ample cupboard and worktop space, ideal for modern living. There are two generous double bedrooms, along with a versatile third single bedroom which would make an excellent home office or guest room. A modern fitted shower room complements the accommodation. Upon entering, you are welcomed by a vast and inviting entrance hall, enhanced by excellent built-in storage throughout. The apartment further benefits from double glazing and gas central heating, ensuring comfort all year round.

Additional features include: Share of freehold, secure communal entrance with entry phone system and the property is to be sold with no onward chain. Situated in a highly sought-after seafront location, the property is conveniently close to the town centre and mainline train station, making it ideal for commuters, second-home buyers, or those seeking an enviable coastal lifestyle. With its period grandeur, exceptional balcony space, and unrivalled sea views, this remarkable apartment is a rare opportunity. Viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

Share Of Freehold * Remaining Lease Length - 95 years approx * Service Charges - £800 - £900 per quarter * Ground Rent - £25 per quarter.



Approx Gross Internal Area
107 sq m / 1154 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: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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	73	81
(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 right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which 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, a main pharmacy & main 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.

- Three Bedroom 1st Floor Seafront Apartment For Sale
 - Stunning Grade II Listed Victorian Apartment
 - Unique 50ft Balcony With Panoramic Sea Views
 - Substantial Lounge With Feature Fire Place
- Fitted Kitchen With Ample Cupboard & Worktop Space
- Two Generous Double Bedrooms & A 3rd Single/Home Office
 - Modern Fitted Shower Room
 - Vast Welcoming Entrance Hall
- Excellent Built In Storage
- Double Glazed & Gas Central Heated
 - Share Of Freehold
- Uninterrupted Views To Sea & Beachy head
- Secure Communal Entrance With Entry Phone System
- Sought After Seafront Location, Close By To Town Centre & Train Station
 - Sold With No Onward Chain
 - Viewing Highly Recommended