

Offers In The Region Of £250,000 Share of Freehold



4 Mitten Road, Bexhill-on-Sea, East
Sussex TN40 1QL



PROPERTY DESCRIPTION

An extremely well presented and characterful two bedroom ground floor flat with private FRONT & REAR GARDENS.

The property is ideally situated just outside of Bexhill Town Centre providing easy access to array of amenities, restaurants and cafe's whilst the seafront and mainline railway station are also close by. There are character features throughout the flat including high ceilings & skirting boards whilst also boasting plenty of natural light. The accommodation comprises; entrance vestibule with private entrance door leading to the spacious entrance/dining hall, bay fronted lounge with feature fireplace, modern kitchen, two bedrooms with the second bedroom providing access to the SOUTH FACING rear garden with patio area, 12x8 timber framed summer house and GATED SIDE ACCESS. To be sold with a long lease and 50% share of the freehold. EPC - D.

FEATURES

- Characterful Two Bedroom Ground Floor Flat
- Bay Fronted Lounge With Feature Fireplace
- Gated Side Access
- South Facing Rear Garden With Summer House
- Private Entrance
- 50% Share Of Freehold & Long Lease
- Private Front & Rear Gardens
- Spacious Entrance/Dining Hall
- Modern Kitchen & Bathroom
- Council Tax Band - A





ROOM DESCRIPTIONS

Entrance Vestibule

Covered Entrance Vestibule leading to private entrance.

Entrance Hall (Currently used as a Dining Hall)

16' 5" x 6' 1" (5.00m x 1.85m) Accessed via private front door, double glazed frosted glass window to the front, radiator, spotlights, large under-stairs cupboard, thermostat.

Lounge

16' 9" x 13' 0" (5.11m x 3.96m) Double glazed bay window to the front, picture rail, radiator, recessed low level cupboards, feature fireplace with tiled hearth.

Inner Hall

Double storage cupboards, further single cupboard with shelving, overhead cupboards.

Kitchen

11' 3" x 7' 1" (3.43m x 2.16m) Double glazed window to the side overlooking the patio area, a modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel splashback and extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for tall fridge/freezer and washing machine, large double larder style full height cupboard, radiator.

Bedroom 1

12' 10" x 11' 7" (3.91m x 3.53m) Double glazed windows to the rear overlooking the garden, ceiling coving, picture rail, recessed storage cupboard and wardrobe, radiator.

Bedroom 2/Second Reception Area

11' 0" x 10' 4" (3.35m x 3.15m) A bright dual aspect room with double glazed south facing window overlooking the garden and double doors to the side leading to the patio area, spotlights, under-floor heating with wall mounted control.

Bathroom

5' 11" x 5' 6" (1.80m x 1.68m) Double glazed frosted glass window to the side, spotlights, a modern fitted three piece suite comprising; panelled bath with shower attachment over, pedestal wash hand basin, low level WC, radiator, part tiled walls.

Outside

To the front there is a private area of garden which has various well planted mature shrubs, gated side access leading to the rear garden.

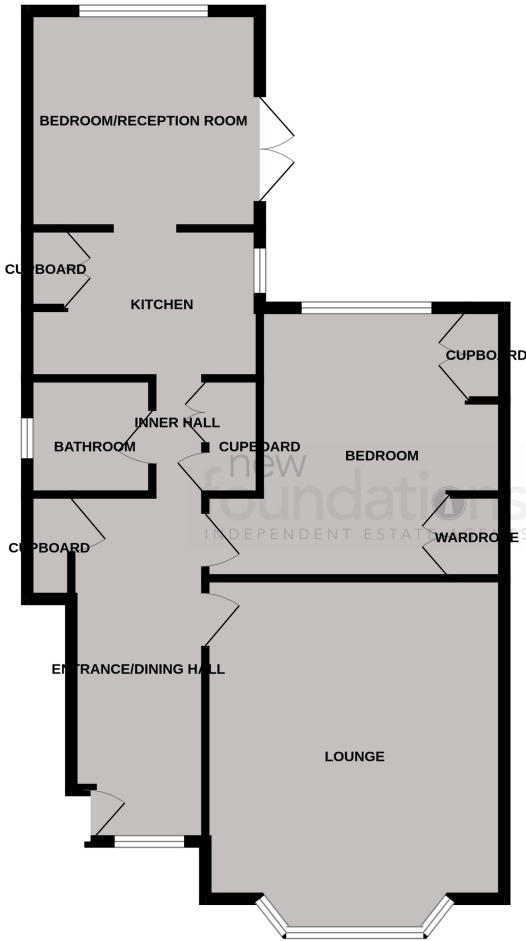
Paved area with water tap, further gated leading to the main area of the rear garden.

The rear garden has been landscaped in recent years and benefits from being of a southerly aspect.

There is a large patio area ideal for entertaining and enjoying the evening sun, water tap, pathway leading to the remainder of the garden, 12x8 timber framed summer house with power and carpet, various well planted mature shrubs and bushes, timber framed shed.

FLOORPLAN

GROUND 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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