




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£240,000 Buckhurst Road, Bexhill-on-Sea TN40 1RU
🛏️ 2 Bedroom 🚿 2 Bathroom 📺 1 Reception



AT A GLANCE...

A two-bedroom purpose-built apartment is available for sale through Bexhill Estates. Located on the first floor of a well-regarded building just 0.9 miles from the seafront promenade, the apartment offers accommodation including a communal entrance hall with lift access and stair access to the first floor. An inner entrance hall leads to a generously sized reception room with space for both living room and dining room furniture. Sliding doors lead out to a south-facing balcony. The kitchen has a wide range of matching wall units, base units, and laminated work surfaces. Integrated appliances include an eye-level double oven and electric hob and space for further appliances. A bathroom and an additional shower room are included in the property, as well as two good-sized bedrooms with built-in wardrobes. Furthermore, the apartment is fully double-glazed, gas centrally heated and has a garage en-bloc.



Key Features:

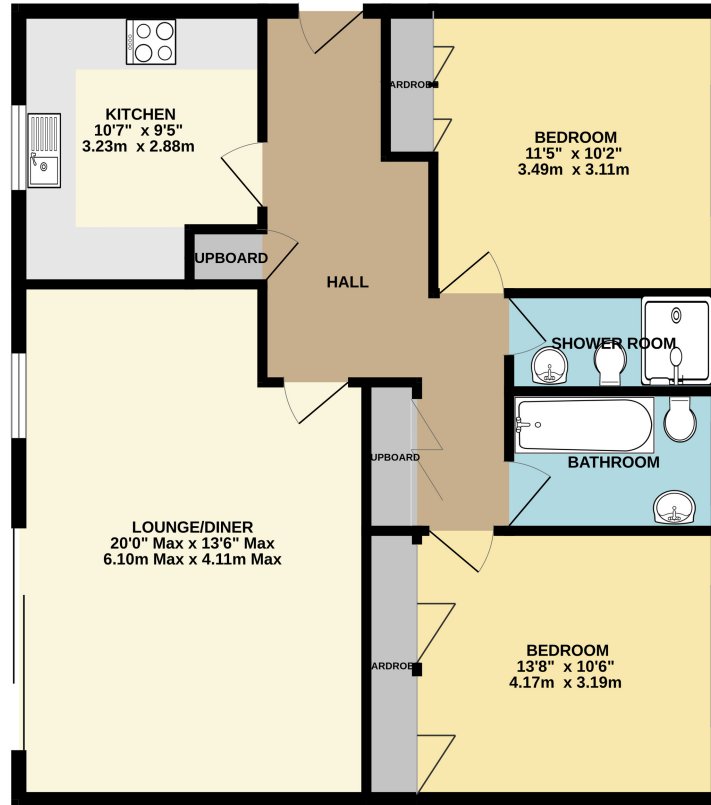
- Two Bedroom Purpose Built Apartment
- Spacious Reception Room
- South-Facing Balcony
- Two Bathrooms
- Garage En-Bloc
- No Onward Chain

Buckhurst Road, Bexhill-on-Sea, East
Sussex, TN40 1RU

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FIRST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	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	

Lease & Maintenance Information -

We have been advised of the following information

Tenure - Leasehold, share of freehold
 Remaining Lease term - In excess of 900 years
 Maintenance Charge - £1,775.18 per annum
 Buildings Insurance £232.39 per annum.

Permission must be sought to sub-let and to have pets.

Location -

The property is located in Bexhill Town Centre. In the town Centre itself, you will find a selection of well-regarded restaurants and day-to-day shops. The closest train station is Bexhill Mainline Station with regular routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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