



Flat 2, 21 Amherst Road, Bexhill on Sea, East Sussex, TN40 1QH
One Bedroom Ground Floor Garden Flat With Off-Road Parking £195,000 - Share of Freehold



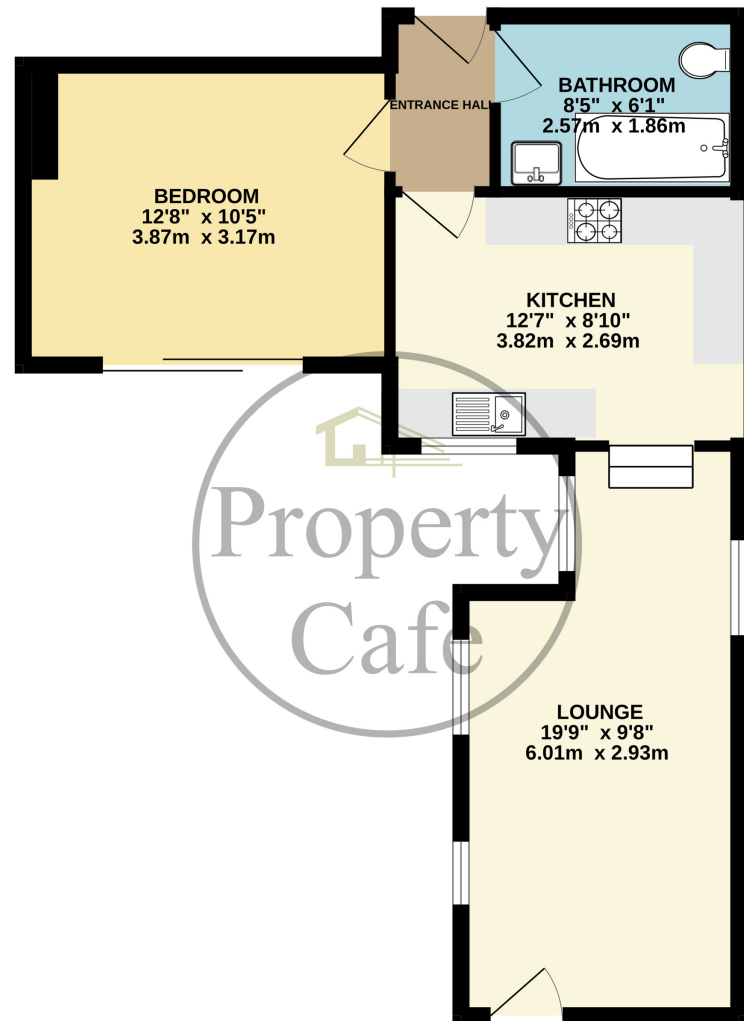


SOLD PRIOR TO PRESS *** Property Cafe are delighted to present to the market this well proportioned one bedroom, ground floor, garden flat for sale in a convenient central position of Bexhill. Accommodation and benefits include; A well cared for and secure communal entrance area with entry phone system; Inner flat hallway; Spacious dual aspect lounge with door leading to the garden; Fitted kitchen with ample cupboard & worktop space in addition to an integrated electric oven & gas hob as well as space for freestanding white goods; A generous double bedroom with sliding doors overlooking the garden and modern fitted bathroom comprising of a bath with overhead shower attachment, wash basin & WC. Externally the flat boasts a generous west facing private rear garden, communal off-road parking to the rear and side access. The property is offered for sale with a share of the freehold, in good condition throughout in a neutral colour scheme and with no onward chain, we recommend you view at your earliest convenience.

Share Of Freehold * Remaining Lease Length - 104 Years * Service Charge - £840 Per Annum * Ground Rent - N/A



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: Communal.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (64)
Annual Service Charge: 840
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(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 very close proximity to both Bexhill's manicured seafront and town centre. 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.

- One Bedroom Garden Flat For Sale
 - Private Rear Garden
 - Off-Road Parking To The Rear
 - Modern Fitted Bathroom
- Secure Communal Area With Entry Phone System

- Gas Central Heated
- Good Condition Throughout In Neutral Colour Schemes
 - Sought After Central Position
 - Sold With No Onward Chain
 - Viewing Highly Recommended