



23 Duke Street, Bexhill-on-Sea, East Sussex, TN39 4JG

Guide Price £230,000- £240,000 - Spacious Three Bedroom Apartment With Pleasant Views & Garage
£230,000 - Leasehold Share of Freehold



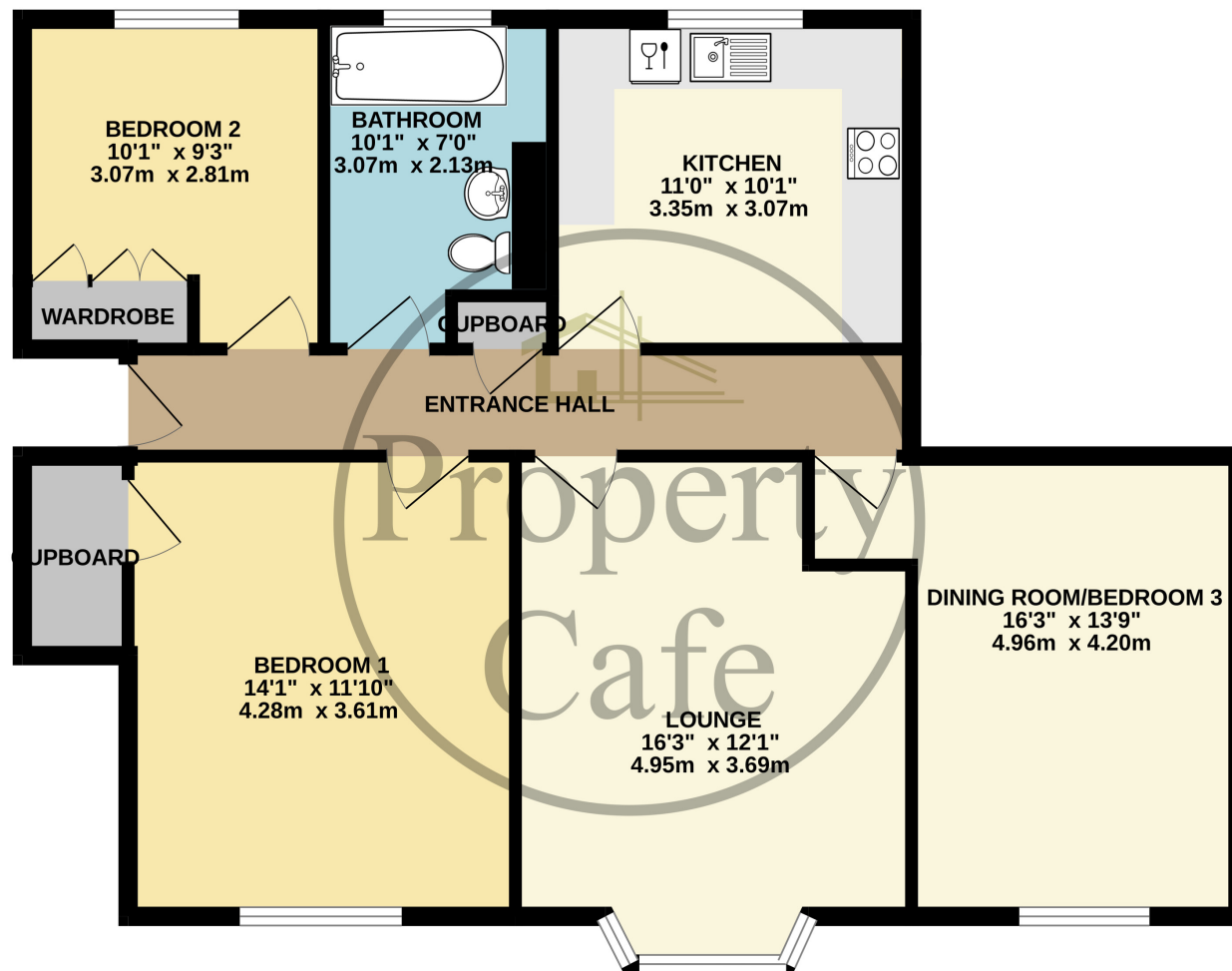


Property Cafe are delighted to present to the market this extremely spacious two/three bedroom, 1st floor, purpose built apartment with communal gardens, views and garage en-bloc. Accommodation and benefits include; A clean & tidy communal entrance area giving access to the flat; Inner flat hallway with built in storage; Spacious lounge with feature bay window and offering an excellent space to relax or entertain; Modern fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including oven, hob, fridge/freezer and dishwasher; Three generous double bedrooms, the master with an additional cupboard (one of these bedrooms is currently used as a dining room); Modern fitted family bathroom comprising of a bath with overhead shower attachment, wash basin, WC & heated towel rail. Externally the property boasts a single garage en-bloc, pleasant far reaching views and a manicured communal garden. The apartment is offered for sale in good decorative order throughout, gas central heated, double glazed and with a share of the freehold. We recommend you view at your earliest convenience.

Share of freehold * Remaining length - 900+ years * Service charge - TBC * Ground rent - N/A




1ST FLOOR FLAT
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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: 3
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Garage En Bloc. On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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 in the highly sought-after Broad Oak Park area of West Bexhill and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both Little Common Village & Bexhill Town Centre that both offer an excellent range of shops and amenities serving the local residents. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There are regular bus services to Eastbourne and Hastings. Collington train station is only a short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital.

- Three Bedroom 1st Floor Apartment For Sale
 - Share Of Freehold
 - Single Garage En-Bloc
- Manicured Communal Gardens
 - Three Double Bedrooms
- Pleasant Far Reaching Views
- Gas Central Heated & Double Glazed
 - Ample Storage Throughout
 - Long Lease & Low Outgoings
 - Viewing Highly Recommended