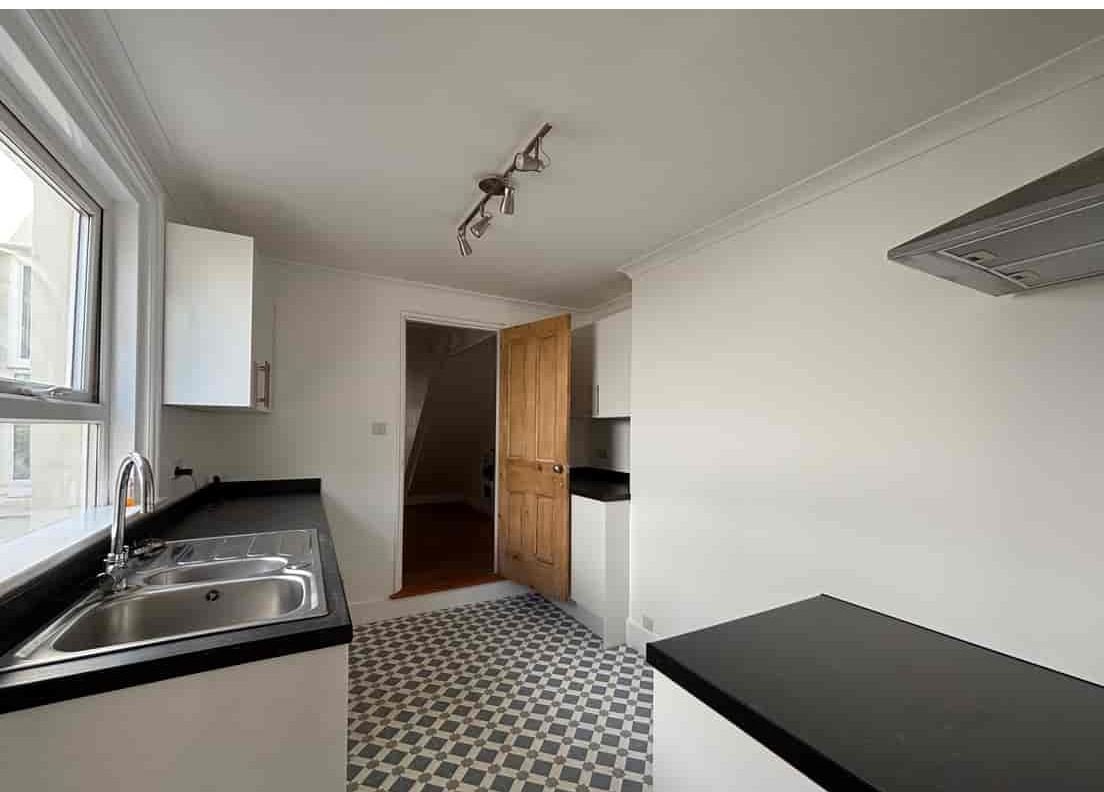




39 Cornwall Road, Bexhill-On-Sea, East Sussex, TN39 3JN

Unique Opportunity To Purchase This Block Of Two Apartments Including Freehold To The Building £300,000
- Freehold

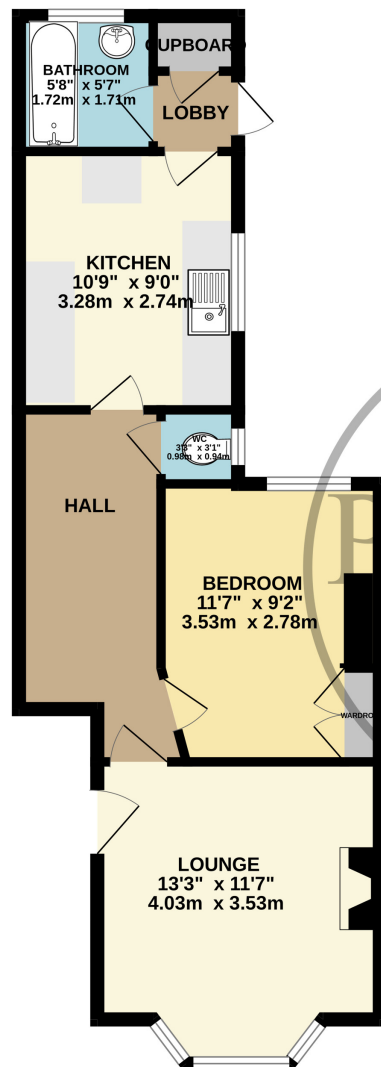




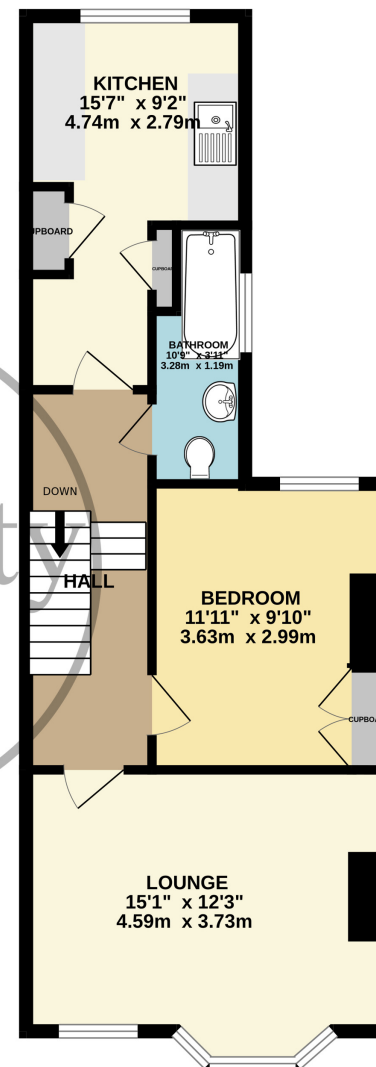
Property Cafe are delighted to present to the market this unique opportunity to purchase a block of two apartments including the freehold to the building. Accommodation and benefits include; A communal front door into a lobby area which gives access into both flats. The ground floor flat comprises of; a generous lounge with bay window and fire surround; Modern fitted gloss white kitchen including space for freestanding cooker & white goods; A double bedroom with fitted cupboard; Modern fitted bathroom offering bath with overhead shower attachment and wash basin; Separate WC; Private west facing rear garden. The 1st floor apartment consists of a spacious lounge with bay window to the front of the building; Large kitchen which requires some modernisation; Double bedroom and fitted bathroom including bath with overhead shower attachment, wash basin & WC, in addition this flat is gas central heated. The property is being sold with the freehold to the building, vacant possession and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR GARDEN FLAT
473 sq.ft. (43.9 sq.m.) approx.




1ST FLOOR FLAT
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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: 2
Receptions: 2
Council Tax: Band A
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Electric. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (60)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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 in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Bexhill 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 pharmacy & main post office. There are regular bus stops close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Block Of Apartments With Freehold To The Building
 - Excellent Investment Opportunity
- Ground Floor One Bedroom Garden Flat
 - 1st Floor One Bedroom Apartment
 - Well Proportioned Rooms.
- Easy Residents Permit Parking Available
 - Vacant Possession
- Sought After Bexhill Town Centre Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended