



Flat 2, 61 Western Road, Bexhill-on-  
Sea, East Sussex TN40 1DT





## PROPERTY DESCRIPTION

CHAIN FREE. A refurbished and bright one bedroom first floor apartment situated within the town centre of Bexhill with an array of shops, cafe's and amenities on your doorstep whilst also being within walking distance of the seafront and train station. The accommodation comprises; recently redecorated communal entrance hall with stairs to the first floor, private entrance hall, bright lounge with two large windows, modern & re-fitted kitchen & shower room and a dual aspect bedroom. EPC - D.

## FEATURES

- One Bedroom First Floor Apartment
- Situated Within Bexhill Town Centre
- Recently Refurbished & Redecorated Throughout
- Lounge With Two Large Windows
- Modern Kitchen
- Modern Shower Room
- Dual Aspect Bedroom With Built-In Cupboard
- Chain Free
- Ideal First Purchase
- Council Tax Band - A



## **ROOM DESCRIPTIONS**

### **Communal Entrance Hall**

Accessed via communal front door, recently redecorated, stairs rising to the first floor.

### **Private Entrance Hall**

Accessed via private front door, wall mounted electric heater, entryphone handset, ceiling coving, spotlights, stairs up to the lounge & bedroom.

### **Living Room**

Two large double glazed windows to the side, ceiling coving, wall mounted electric heater, cupboard house hot water cylinder, telephone point.

### **Kitchen**

Double glazed window to the side, a modern re-fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards, space for two under-counter appliances, built-in electric oven.

### **Bedroom**

A bright dual aspect room with double glazed windows to the side and rear, ceiling coving, wall mounted electric heater, built-in double cupboard.

### **Shower Room**

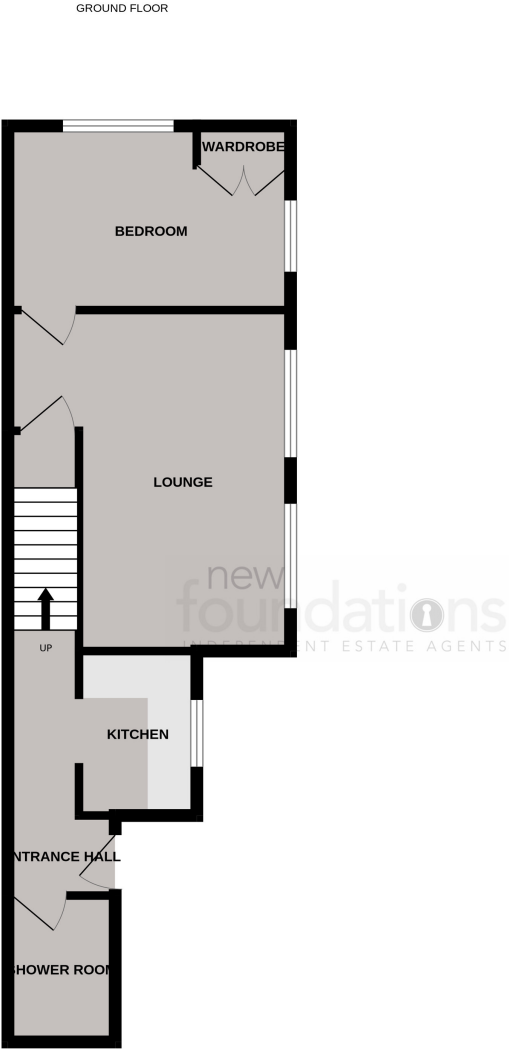
A re-fitted and modern three piece suite comprising; aqua-boarder shower cubicle with electric shower over, low level WC, wash hand basin with mixer tap, chrome towel rail.

### **NB**

Lease - 101 years remaining

Service Charge - as and when

FLOORPLAN



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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