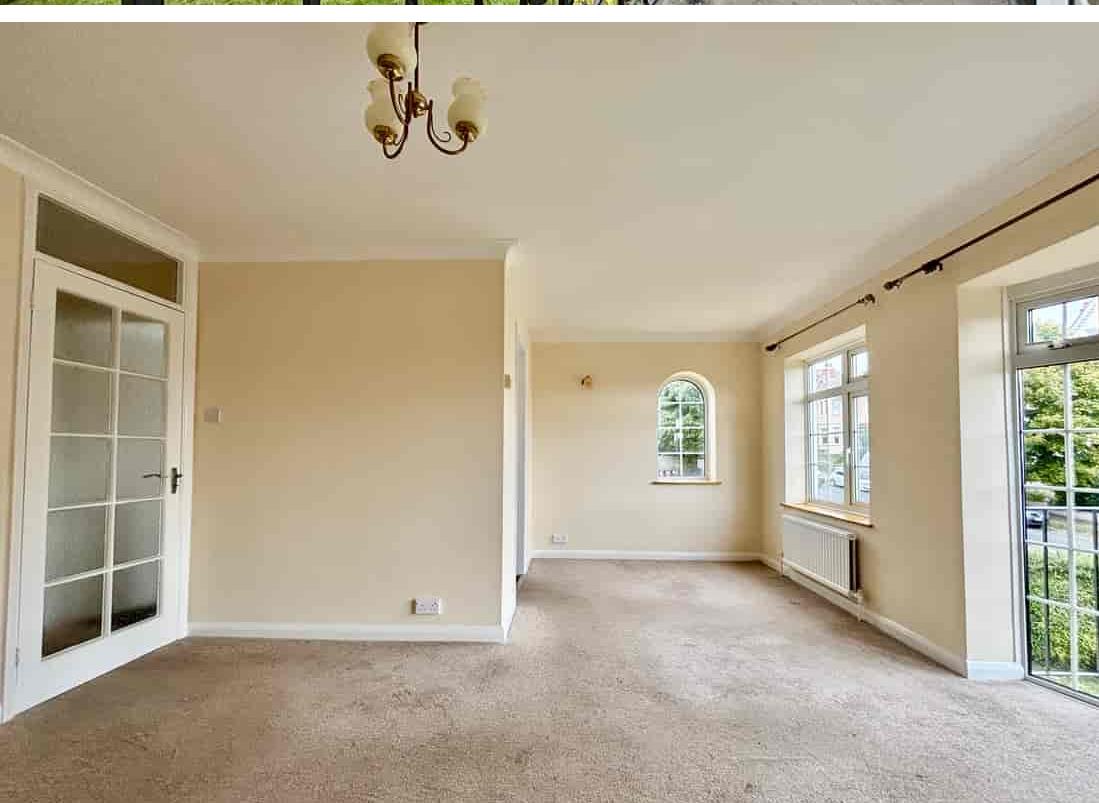




Garden Close, Bexhill-on-Sea, East Sussex, TN40 1RZ

Immaculate Two Bedroom Apartment With Balcony & Garage £190,000 - Leasehold Share of Freehold



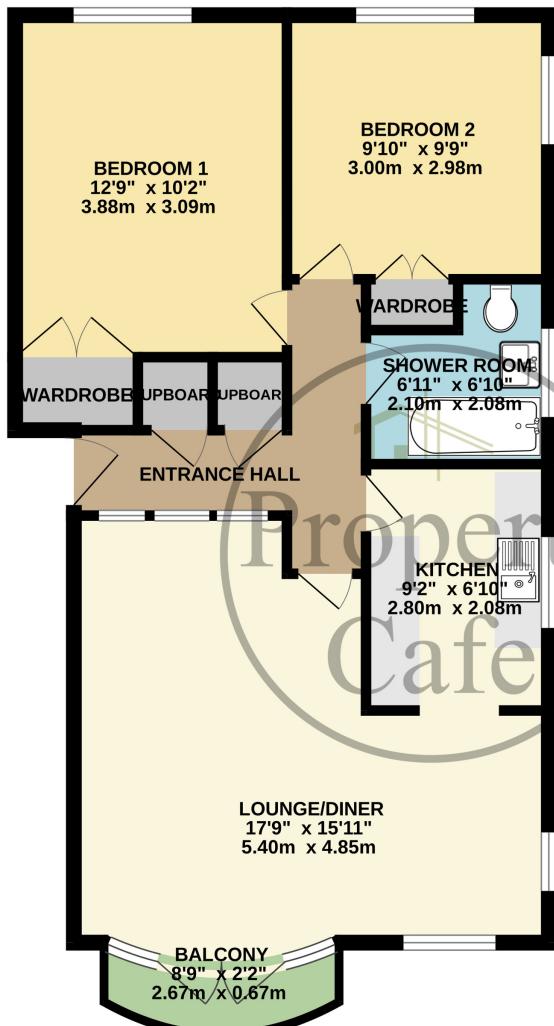


Property Cafe are delighted to present to the market this spacious two bedroom, 1st floor, purpose built apartment set within a stunning Georgian style block conveniently located extremely close by to the town centre, train station and seafront. Accommodation and benefits include; A secure communal entrance hall with internal staircase leading to the flats front door; Inner hallway with lots of cupboard & storage space as well as giving access to all internal rooms; Generous lounge/diner naturally light and with french doors leading to a private balcony; Modern fitted kitchen with ample cupboard & worktop space in addition to room for freestanding white goods; Two well proportioned double bedrooms both of which offer fitted wardrobes; Modern fitted family bathroom comprising of bath with overhead shower, wash basin & WC. Externally the apartment boasts an east facing private balcony with pleasant outlook and sea glimpse, single garage en-bloc & communal gardens. The flat is offered for sale in good decorative order throughout in neutral colour schemes, gas central heated, double glazed, share of freehold and with no onward chain. We recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - approx 960 years \* Service Charge - As & When (25% share) \* Ground rent - N/A



FIRST FLOOR APARTMENT  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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:** 1

**Council Tax:** Band C

**Council Tax:** Rate 2268.73

**Parking Types:** On Street.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

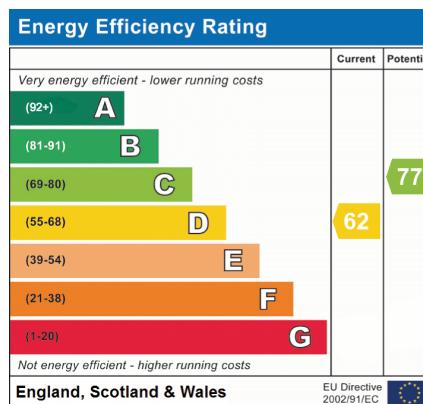
**EPC Rating:** D (62)

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Not suitable for wheelchair users.



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.

- Two Bedroom Purpose Built Apartment For Sale
- Balcony With Pleasant Outlook
  - Share Of Freehold
  - Spacious Lounge/Diner
  - Modern Fitted Kitchen
- Two Generous Double Bedrooms With Fitted Wardrobes
- Modern Fitted Family Bathroom
- Single Garage En-Bloc
- Sought After Town Centre Location
- Sold With No Onward Chain