



Flat 1, 23 Albany Road, Bexhill-on-Sea,
East Sussex TN40 1BY



PROPERTY DESCRIPTION

Forming the whole of the ground floor, this one bedroom flat benefits from private front and rear gardens. Situated in the heart of Bexhill Town Centre and just a stones throw from Bexhill Seafront, Other notable features include; double glazed conservatory off the lounge, bathroom with separate WC, kitchen with space for a table and a private entrance. EPC - D

FEATURES

- One Bedroom
- Ground Floor Apartment
- Attractive Older Style Building
- Private Front and Rear Gardens
- Bathroom With Separate WC
- Close Proximity to Town & Seafront
- No Onward Chain
- Double Glazed Conservatory
- Additional Cellar Storage Area
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal covered entrance with private glazed front door leading to entrance hall.

Private Entrance Hall

With radiator, further glazed door leading to the side and door leading to cellar.

Living Room

16' 9" x 12' 10" (5.11m x 3.91m) With fireplace, two radiators, TV aerial point, telephone point, picture rail and ornate ceiling coving, glazed door with glazed side screens leading onto Conservatory.

Conservatory

10' 5" x 9' 9" (3.17m x 2.97m) A double glazed conservatory with power point and double glazed double doors leading onto garden.

Bedroom

17' 0" x 12' 10" (5.18m x 3.91m) With attractive fireplace with inset tiling, two radiators, TV aerial points, wall lights, picture rail, double glazed sash bay window with outlook to front.

Kitchen

11' 5" x 11' 0" (3.48m x 3.35m) With a range of units comprising; single drainer sink unit with cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric oven with four ring gas hob and extractor hood over, tiling to walls, space for table, radiator, double glazed sash window with outlook to front, glazed door leading to inner hallway.

Inner Hallway

With door to large larder style cupboard with small window and door to cloakroom.

Cloakroom

With low level WC, wash hand basin with wall mounted Combi gas boiler, small window.

Bathroom

With roll top bath, pedestal wash hand basin and separate shower cubicle with chrome overhead, shower, chrome ladder radiator, part tiled walls, tiled floor, frosted glass window outlook to rear.

Outside

A very pleasant easterly facing private rear garden measuring approximately 29' in length with area of lawn, flower and shrub borders, small timber shed, and slightly larger timber shed. There is also a small area of private garden to the front.

NB

We have been verbally advised that the property is held on a 999 year lease from 1959. Maintenance is on an as and when basis when required, Flat 1 is responsible for 43% of any necessary maintenance costings. The vendors also own the freehold of the building which they wish to dispose of and a share will be offered to the other leaseholders in the building by a section 5 notice. Therefore Flat 1 will have a minimum of a 1/3rd share of the freehold, possibly more depending on the other residents wish to take up the offer.

FLOORPLAN



new foundations
INDEPENDENT ESTATE AGENTS

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

