



28 The Marlowes Hastings Road,
Bexhill-on-Sea, East Sussex TN40
2NS



PROPERTY DESCRIPTION

A bright and spacious two double bedroom ground floor flat situated in this popular block known as The Marlowes which is also just under a mile from Bexhill Town Centre, Seafront & Railway Station whilst Ravenside Retail Park with its array of shops and supermarkets is only a short drive away. The accommodation comprises; communal entrance hall, private entrance hall, south facing lounge with door leading to a private balcony, fitted kitchen, two double bedrooms, a modern bath/shower room and separate WC. Outside there are various areas of communal gardens to use and a garage en-bloc. EPC - D.

FEATURES

- Two Double Bedroom Ground Floor Apartment
- Bright & Spacious Accommodation
- Well Presented Throughout
- South Facing Lounge With Door Leading To Private Balcony
- Dual Aspect Master Bedroom
- Set Within Very Well Kept Communal Grounds With Various Gardens & Sun Terraces
- Modern Bath/Shower Room With Walk-In Shower & Separate WC
- Share Of Freehold
- Garage En-Bloc
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door with security entry phone system, communal hallway leading to the private front door.

Private Entrance Hall

Accessed by private front door, security entry phone handset, ceiling coving, radiator, telephone point, airing cupboard housing hot water cylinder and recently installed gas fired boiler, wall mounted central heating thermostat.

Lounge/Dining Room

16' 5" x 11' 2" (5.00m x 3.40m) A bright and spacious room with double glazed window and door to the front with the latter opening onto the south facing balcony with sea glimpses, ceiling coving, radiator, television point.

Kitchen

12' 2" x 6' 9" (3.71m x 2.06m) Double glazed window to the side, a modern fitted kitchen comprising a range of laminate working services with inset stainless steel sink and drainer unit with central mixer tap, inset four ring gas fired hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine and undercounter fridge, radiator.

Master Bedroom

14' 8" x 12' (4.47m x 3.66m) A bright and spacious dual aspect room with double glazed window to the front with a distant sea view and side overlooking the communal garden, ceiling coving, radiator, large double built-in wardrobe.

Bedroom Two

12' x 10' 4" (3.66m x 3.15m) Double glazed window to the side overlooking the communal garden, ceiling coving, radiator, large double built-in wardrobe.

Bathroom

Doubled glazed frosted glass window to the side, a modern fitted bathroom comprising; panelled bath, pedestal wash hand basin, shower cubicle with electric shower over, radiator.

Separate WC

Double glazed frosted glass window to the side, low-level WC with concealed cistern, wash hand basin.

Garage

Located en-bloc and access via up and over door.

Outside

The apartment is set within well-kept grounds with various areas of communal gardens and sun terraces, there is a private south facing balcony accessed from the lounge.

NB

We have verbally been advised the property has a share of the freehold and is held on a 999 year lease, we have also been advised that the service charge is £960 every 6 months to include water rates, communal gardening and window cleaning.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	59	76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	76
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

