



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£165,000

Flat 1, 8-12 St Margarets Court, St Leonards Road,  
Bexhill-on-Sea, East Sussex TN40 1HN  
2 Bedroom 1 Bathroom 1 Reception

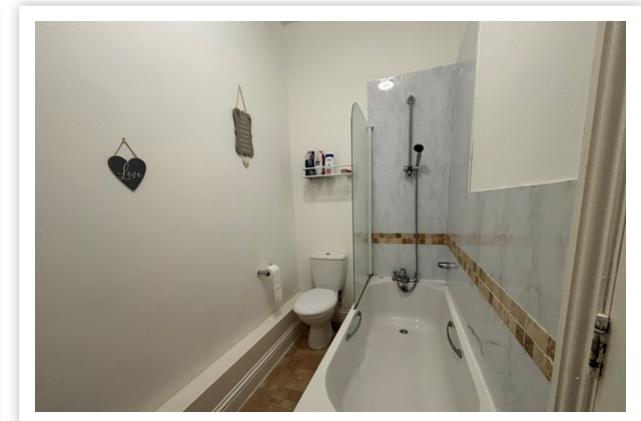
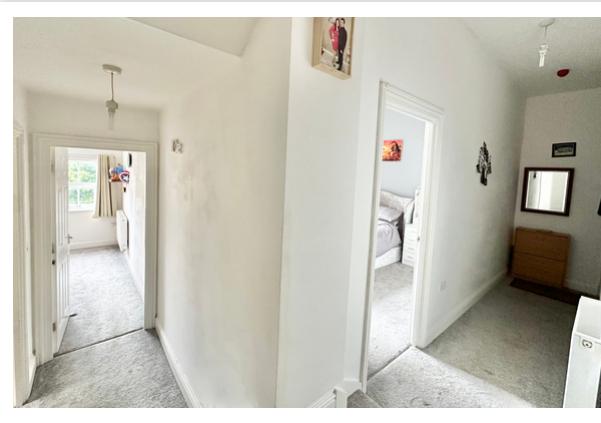


## AT A GLANCE...

This first floor apartment is ideally located in the heart of Bexhill town centre and a short stroll from the train station and iconic seafront promenade. The property offers spacious split-level accommodation which includes; A communal entrance hall with stairs to the first floor. There is ample space for both living room and dining room furniture in the spacious lounge/dining room. The fitted kitchen has matching wall and base units with an integrated oven & hob, and space for appliances. Additionally, there are two double bedrooms and a bathroom suite. Furthermore, the property has electric heating and double glazing throughout. A viewing is highly recommended to fully appreciate the space this apartment offers and its location!

100 Bexhill Road, Bexhill-on-Sea, East Sussex, TN40 1HN

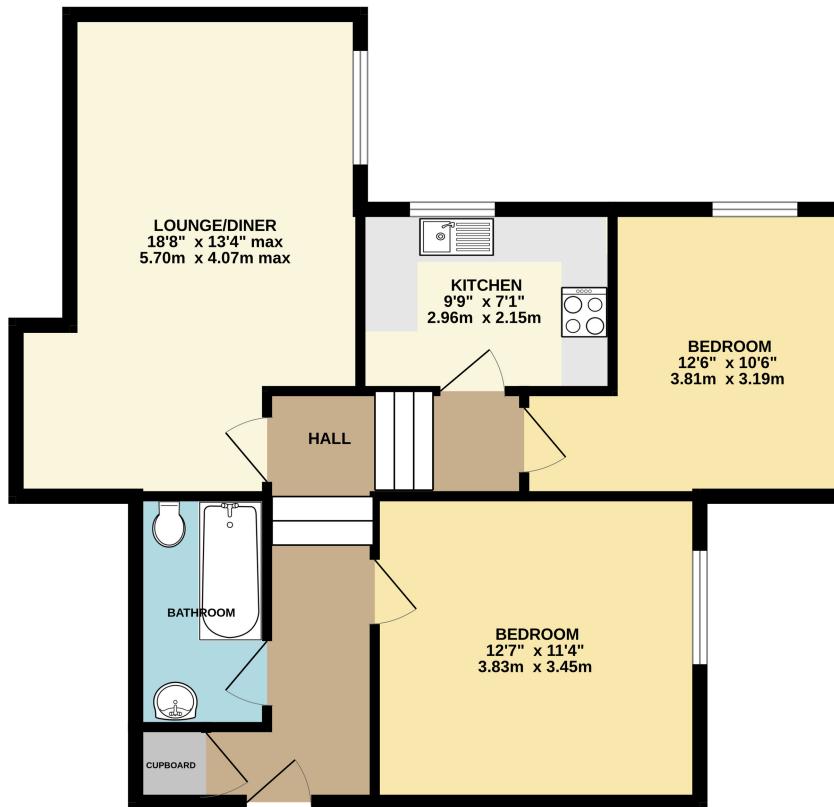
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### Key Features:

- First Floor Apartment
- Town Centre Location
- Split Level Arrangement
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Fixtures & Fittings

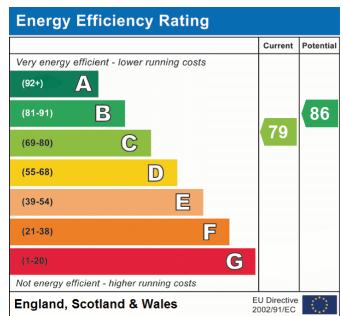
GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained herein, measurements of areas, rooms and spaces are approximate only and no responsibility is taken or any guarantee given for any omission or mis-statement. This plan is for illustrative purposes only and should not 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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Road, Bexhill-on-Sea, East Sussex, TN40 1HN

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## Location

The apartment is located in Bexhill town centre, just over 200 yards from the iconic seafront promenade. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is within walking distance and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

## Lease & Maintenance Information

Tenure - Leasehold

Lease term - We have been advised that the lease is 125 years from 14th November 2006.

Ground rent - £75 every 6 months

Maintenance charge - APPROX £1300 every 6 months.

TBC