



Flat C, 32 St James Road, Bexhill-on-Sea, East Sussex, TN40 2DF
One Bed Purpose Built Maisonette (Landlord Investment Only) £159,950 - Leasehold Share of Freehold

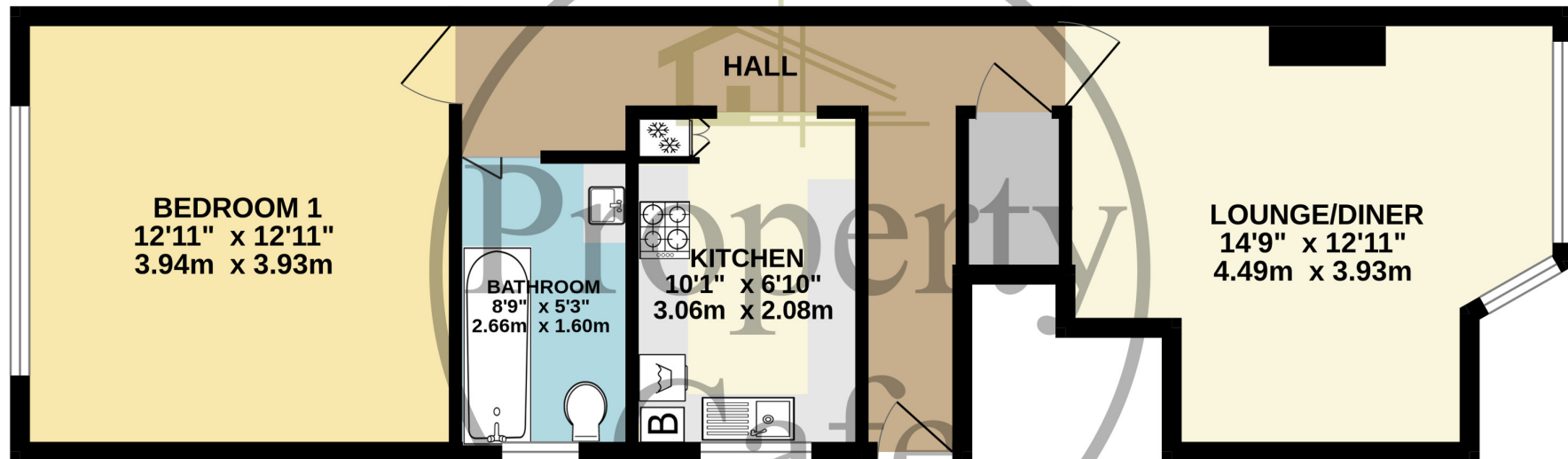




Excellent BTL Investment : Landlord & Investment Buyers Only : A One Bedroom Ground Floor Purpose Built Apartment With Own Private Front Door Entrance * A Spacious West Facing Lounge-Diner * Modern Fitted Kitchen & Bathroom * Neutral Decoration Throughout * Central Heating & Double Glazing * Use Of Shared Rear Garden Area * Located Close To Sidley Town Centre, Bexhill Hospital & New Road Links * The Apartment Is Being Sold With A Tenant In Residence * Long 960 Year Lease & 25% Share Of Freehold * AST Tenant In Residence (Assured Shorthold Tenancy Agreement) Current Rental Yield : £680 PCM * Tenure : Leasehold / Share Freehold : 960 Year Lease : Maintenance Charge £600 Per Annum / Council Tax Band A



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.6 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: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Rental Yield : £680 PCM * Tenure : Leasehold / Share Freehold : 960 Year Lease : Maintenance Charge £600 Per Annum / Council Tax Band The property is situated on the outskirts of Bexhill Town & close to Sidley Town Centre within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Sidley Town Centre offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Excellent BTL Investment
- 1x Bedroom Ground Floor Apartment
 - Own Private Front Door Entrance
 - Spacious West Facing Lounge-Diner
 - Modern Fitted Kitchen & Bathroom
 - Use Of Shared Rear Garden Area
 - Sold With Tenant In Residence

- Long Lease & Share Of Freehold
 - Long Term AST Tenant
- Central Heated & D.Glazed Throughout
 - Immaculate Neutral Decoration
 - Sought After & Peaceful Location
- Landlord & Investment Buyers Only
 - Viewing Highly Recommended