



46a Western Road, Bexhill-on-Sea,
East Sussex TN40 1DY



PROPERTY DESCRIPTION

CHAIN FREE. A well presented two bedroom ground and first floor town centre maisonette ideally situated in the heart of Bexhill Town Centre with an array of shops and amenities on your doorstep whilst also being within close proximity to the beach, train station and De La Warr Pavilion. The accommodation comprises; communal entrance, stairs rising to the first floor, private entrance, entrance hall, modern bathroom and bedroom one, stairs down to the ground floor hallway, bright and open plan lounge/kitchen area with double doors and skylights, bedroom two and modern shower room. Outside there is a courtyard with power points. EPC - D.

FEATURES

- Modern Ground Floor And First Floor Town Centre Maisonette
- Two Bedrooms
- First Floor Bathroom & Ground Floor Shower Room
- Council Tax Band - A
- Open Plan Lounge/Kitchen Area
- Double Doors From The Lounge Area
- Courtyard Style Patio Garden
- Chain Free
- First & Second Floor Maisonette Also Available!





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, stairs rising to the first floor.

Entrance Hall

Accessed via private front door.

Bathroom

Double glazed frosted glass window to the side, a modern three piece suite comprising; panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and cupboard under.

Bedroom

15' 10" x 9' 7" reducing to 6' 5" (4.83m x 2.92m) Double glazed windows to the side and rear, radiator.

Ground Floor Hallway

Storage cupboard.

Open Plan Lounge/Kitchen

20' 0" x 9' 2" (6.10m x 2.79m) Double glazed double doors to the rear leading to the courtyard, two skylights for plenty of natural light, two vertical radiators, ceiling spotlights, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine.

Bedroom

11' 1" x 9' 8" (3.38m x 2.95m) Double glazed window to the side, built-in cupboard, radiator.

Shower Room

Double glazed frosted glass window to the side, a modern three piece suite comprising; walk-in shower cubicle, wash hand basin with mixer tap and cupboard under, low level WC, part aqua-boarded.

Outside

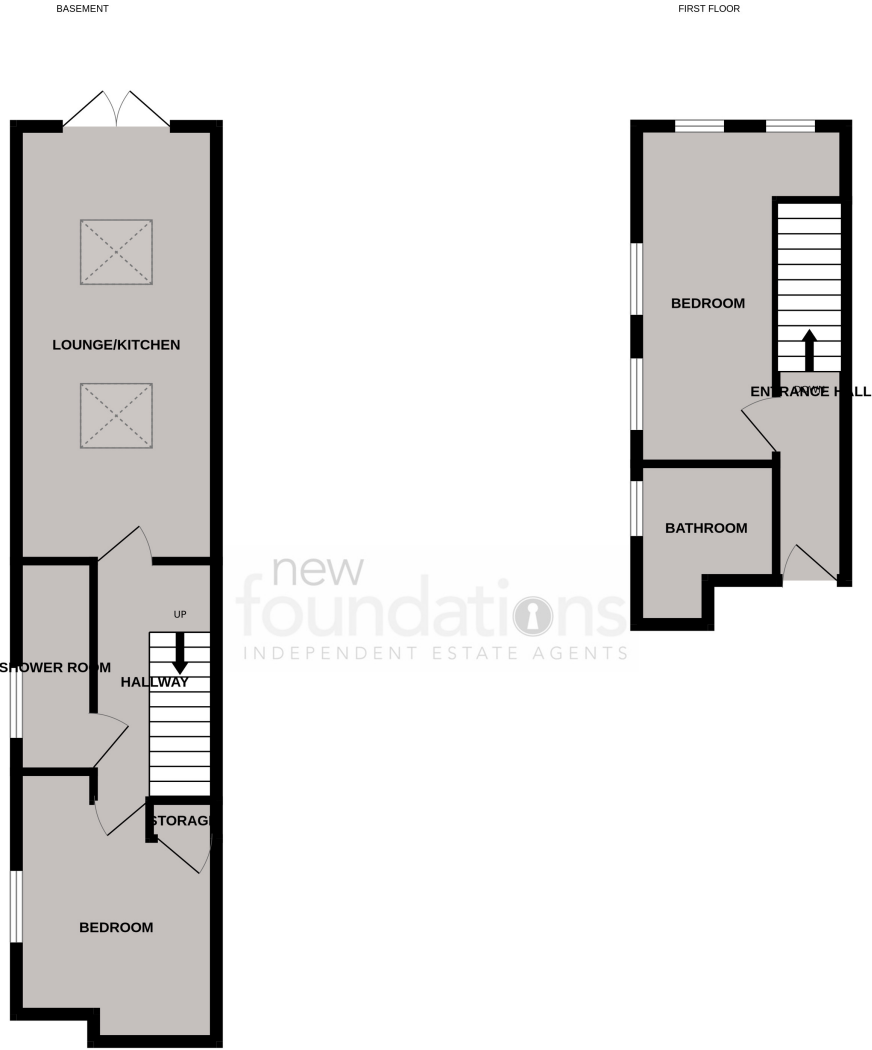
Patio garden area with outside power points.

NB

We have been advised the vendor will be issuing a new 125 year lease upon completion.

Service Charge - TBC

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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