



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

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**£170,000** Flat 3, 41 Eversley Road, Bexhill-on-Sea TN40 1HA  
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception  
Offers in region of



## AT A GLANCE...

Only 150 yards from Bexhill's iconic seafront promenade, this spacious apartment is conveniently located in the heart of the town centre!

Among its features are off-road parking, a share of freehold, a reasonable maintenance charge, and accommodation that includes: A communal entrance leads to the second floor. A spacious dual aspect kitchen/diner features matching wall and base units, as well as a built-in storage cupboard. In the kitchen, there is an integrated oven and hob, as well as space for appliances and space for a dining table and chairs.

Stairs lead to a landing with a large storage cupboard, a living room, two double bedrooms, and a modern bathroom. This property features gas central heating, double glazing throughout, and a long lease term.

Your early viewing is highly recommended to fully appreciate the space and location of this property!



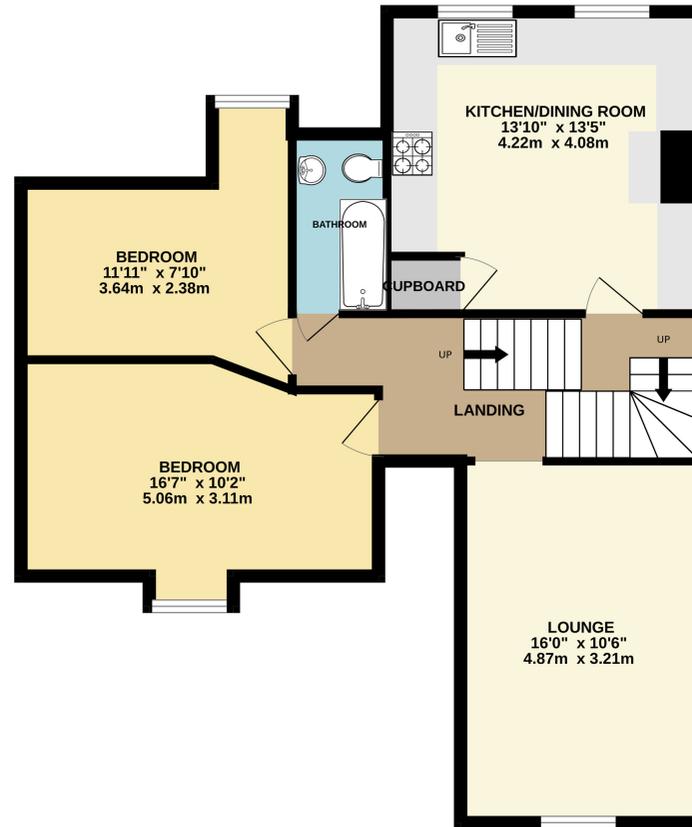
### Key Features:

- Deceptively Spacious Second Floor Apartment
- Share Of Freehold
- Off Road Parking
- In House Management
- Two Double Bedrooms
- Just Over 150 Yards To The Seafront Promenades
- Reasonable Maintenance Charge
- Town Centre Location

Flat 3, 41 Eversley Road, Bexhill-on-Sea, East Sussex, TN40 1HA

 2 Bedroom  1 Bathroom  1 Reception

SECOND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Lease & Maintenance Information

Tenure - Share of freehold  
 Remaining lease term - 981 years  
 Maintenance charge - £800 per annum  
 Pets allowed, sub-letting permitted  
 Council tax band A.

### Location

The apartment is located just over 150 yards to the seafront promenades and a very short walk to the main Bexhill town centre shopping facilities, where you can find an array of well regarded restaurants and shops. Bexhill mainline railways station in just 0.3 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest primary school being St Peters & St Pauls, rated as 'outstanding' in its most recent Ofsted report. The closest secondary school is St Richards Catholic college also rated as 'outstanding' in its most recent Ofsted report.

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