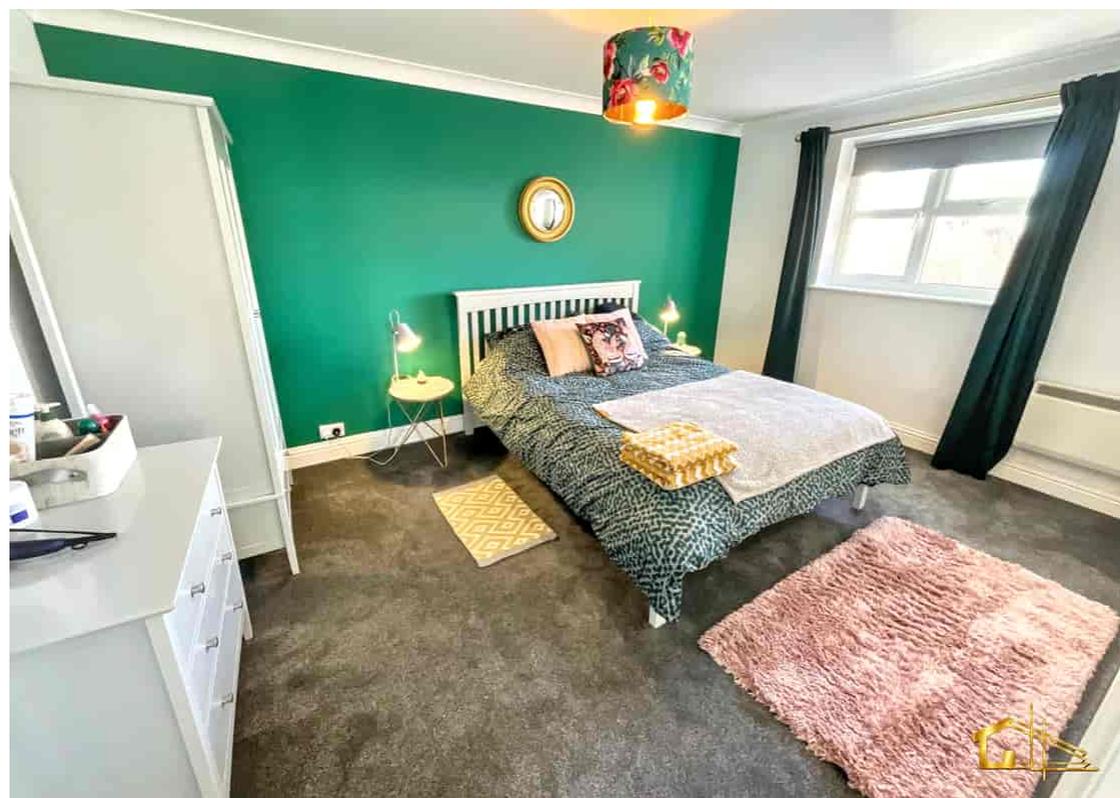
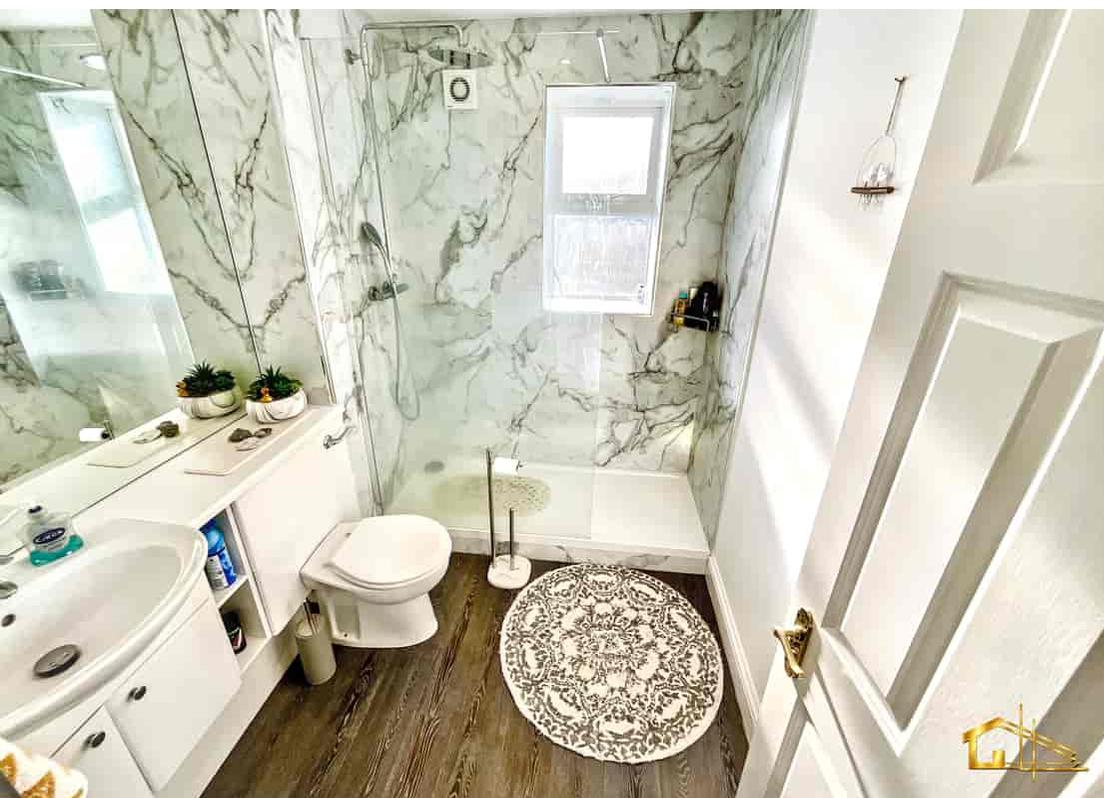




Flat 3 Magdalen Road, Bexhill-on-Sea, East Sussex, TN40 1SB

Spacious Top Floor Apartment With Balcony & Parking Space £219,950 - Leasehold





Presented for sale with no onward chain, this spacious two-bedroom top floor apartment is perfectly positioned in a small, well-maintained modern development close to the town centre, mainline station, and the seafront. Offering an ideal blend of comfort and convenience, this property boasts bright and airy rooms with a practical layout, making it a fantastic opportunity for first-time buyers, downsizers, or investors alike. Upon entering, you are greeted by a well-presented inner hall providing ample storage options, including access to a sizable loft space. The apartment benefits from efficient electric heating and double glazing throughout, ensuring a warm and energy-conscious home and the secure communal entrance with an entry phone system adds an important element of security and peace of mind.

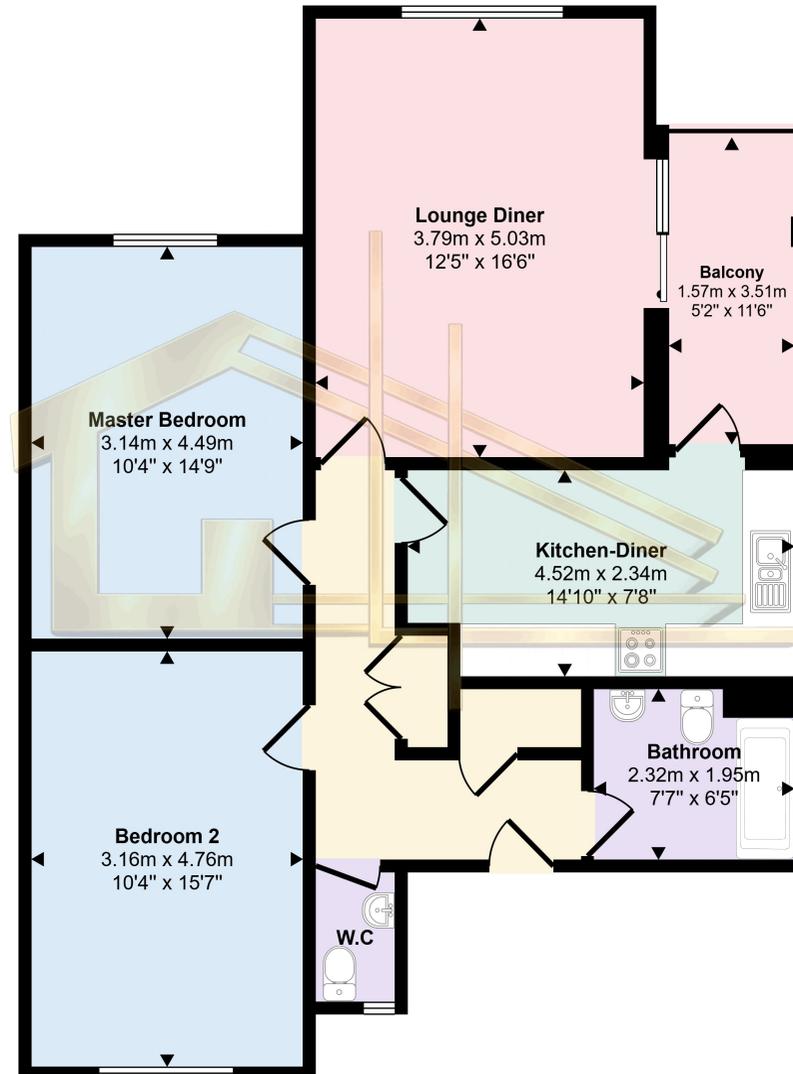
The heart of the apartment is its spacious south-west facing lounge and dining area, flooded with natural light from large windows and offering delightful views from the covered balcony. This generously proportioned living space provides an excellent setting for both relaxing evenings and entertaining guests, comfortably accommodating both seating and dining furniture.

The kitchen-diner is thoughtfully designed to maximize functionality while providing direct access to a covered south-west facing balcony. This outdoor space is perfect for enjoying morning coffee or alfresco dining in the warmer months, extending the living area and enhancing the apartment's appeal. The kitchen itself offers ample work surfaces, and storage, making meal preparation a pleasure. Both bedrooms are good size double bedrooms & modern fitted shower room is well maintained and you may note there is an additional separate W.C, adding convenience for households and guests alike.

Additional benefits include : An allocated parking space plus a visitors' parking space and the apartment enjoys a long lease and low service charges, making it an affordable option within the current market. The overall presentation is tasteful and move-in ready, so internal viewing is highly recommended for anyone looking to appreciate the quality and size of accommodation on offer. With excellent access to local amenities, public transport links, and the beautiful nearby seafront, this apartment ticks all the boxes for comfortable and convenient living. **To arrange your viewing or for further information, please contact our Bexhill team on 01424 224488**



Approx Gross Internal Area
78 sq m / 838 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2703.62
Parking Types: None.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Annual Service Charge: 1000
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	65	69
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

A Spacious Top Floor Apartment For Sale Close To The Town Centre * A Spacious South / West Facing Lounge -Diner * Modern Kitchen-Diner With Access To Balcony * Two Good Size Double Bedrooms * Modern Fitted Shower Room * Well Presented Inner Hall With Ample & Storage Access To A Good Size Storage Loft * Additional Separate W.C * Close To Town, Mainline Station & Seafront * Efficient Electric Heating & D.Glazed * Good Size Covered South West Facing Balcony * Secure Communal Entrance & Entry Phone * Allocated Parking Plus Visitors Parking * Well Presented Decoration Throughout * A Small Well Maintained Modern Development * Long Lease & Low Outgoings * Internal Viewing Highly Recommended * Being Offered For Sale With No Chain! Call Our Bexhill Team On 01424



Tenure: Leasehold : Extended Unexpired Lease Length 164 Years : Service Charge: Approx. £1000 Per Annum / Ground Rent: £100 Per Year

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Spacious Top Floor Apartment For Sale
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