



26 The Marlowes Hastings Road, BEXHILL-ON-SEA, East Sussex, TN40 2NS  
Substantial Two Bedroom Purpose Built Apartment With Far Reaching Sea Views £220,000





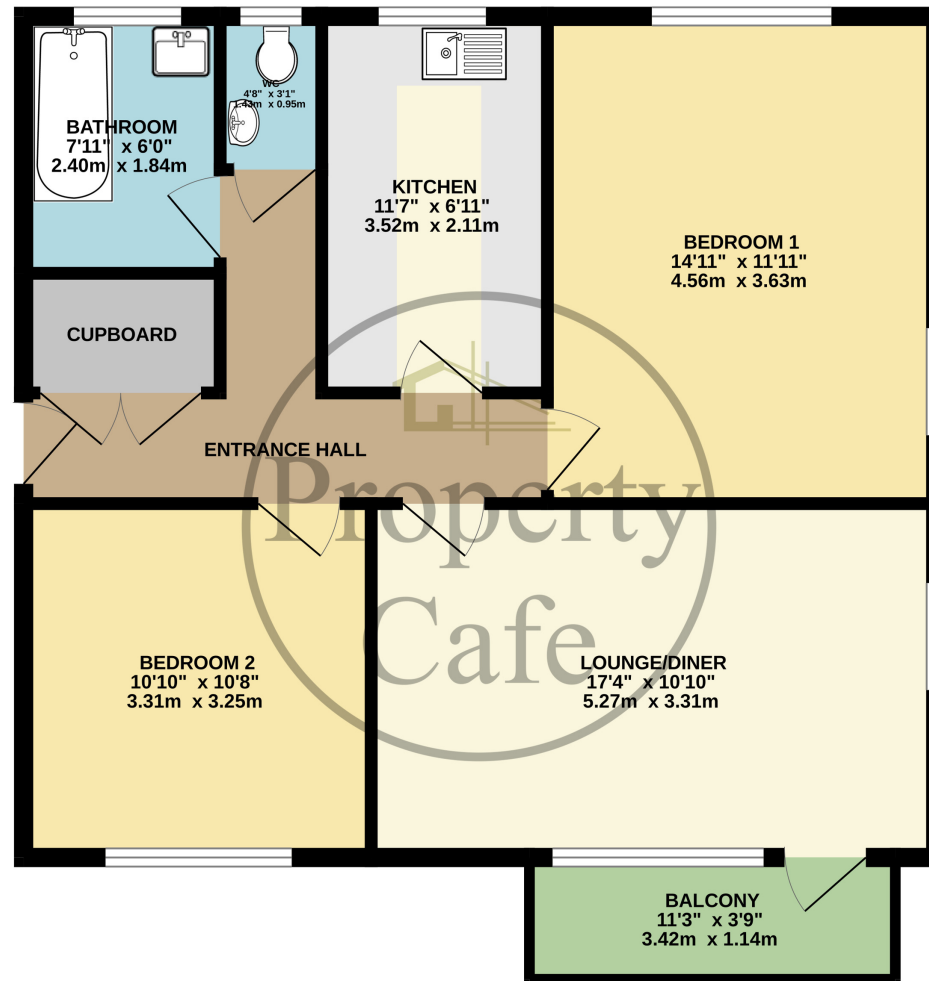
Property Cafe are delighted to present to the market this well proportioned, two bedroom, 2nd floor apartment for sale in a convenient position of Bexhill. Accommodation and benefits include; A secure communal entrance area with entry phone system and stairs to all floors; Inner flat hallway with large storage cupboard and giving access to all internal rooms; Spacious dual aspect lounge/diner offering great entertaining space and leading onto a south/west facing balcony with far reaching views to sea; Fitted kitchen with plenty of cupboard & worktop space in addition to room for freestanding white goods & cooker; Two well proportioned double bedrooms, the master boasting southerly views; Fitted bathroom comprising of bath & over-head shower attachment, wash basin & fitted cupboard; Separate WC with toilet & hand wash basin. Externally this property benefits from a single garage en-bloc and manicured communal gardens. This apartment is offered for sale in clean & tidy condition throughout, gas central heated & recently fitted Bosch boiler, double glazed and is to be sold with no onward chain. We recommend you view at your earliest convenience.

The property is situated in a convenient and sought after position of Bexhill close by to schools, 6th form college, train station and easy access to the seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

**Share of Freehold \* Remaining Lease Length - TBC \* Service Charge - £990 per 6 months (includes water) \* Ground Rent - N/A**



**2ND FLOOR FLAT**  
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 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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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.





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- Two Bedroom 2nd Floor Purpose Built Apartment For Sale
- Share of Freehold & Long Lease
- Southerly Far Reaching Views
  - Bathroom & Separate WC
  - South-West Facing Balcony
  - Single Garage En-Bloc
- Ample Storage Space
- Manicured Communal Gardens
- Convenient Location Close By To Transport Links & Amenities
  - Sold With No Onward Chain
  - Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



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