



Flat 3, 1 Bolebrooke Road, Bexhill-on-Sea, East Sussex, TN40 1EN

Well Proportioned One Bedroom Top Floor Apartment Close To The Sea £139,950 - Share of Freehold





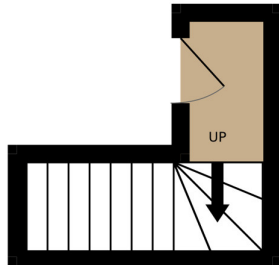


Property Cafe are delighted to present to the market this spacious one bedroom top floor apartment for sale with a share of freehold and conveniently positioned extremely close to the seafront and Bexhill town centre. Accommodation and benefits include; A secure communal entrance area giving access to all flats; Inner flat hallway starting on the 1st floor with this apartment getting the benefit of a private internal staircase giving an extra feeling of space and further storage options; Bright galleried landing with feature window; Generous open plan lounge/kitchen with a sea glimpse from the main window, kitchen is fitted with cupboards & worktop space in addition to an integrated oven & hob as well as space for freestanding white goods; Well proportioned double bedroom; Modern fitted bathroom comprising of bath with overhead shower attachment, wash basin & WC. This property is offered for sale with a large area of eaved storage leading off the bathroom, gas central heated, share of freehold and with no onward chain. We recommend you view at your earliest convenience.

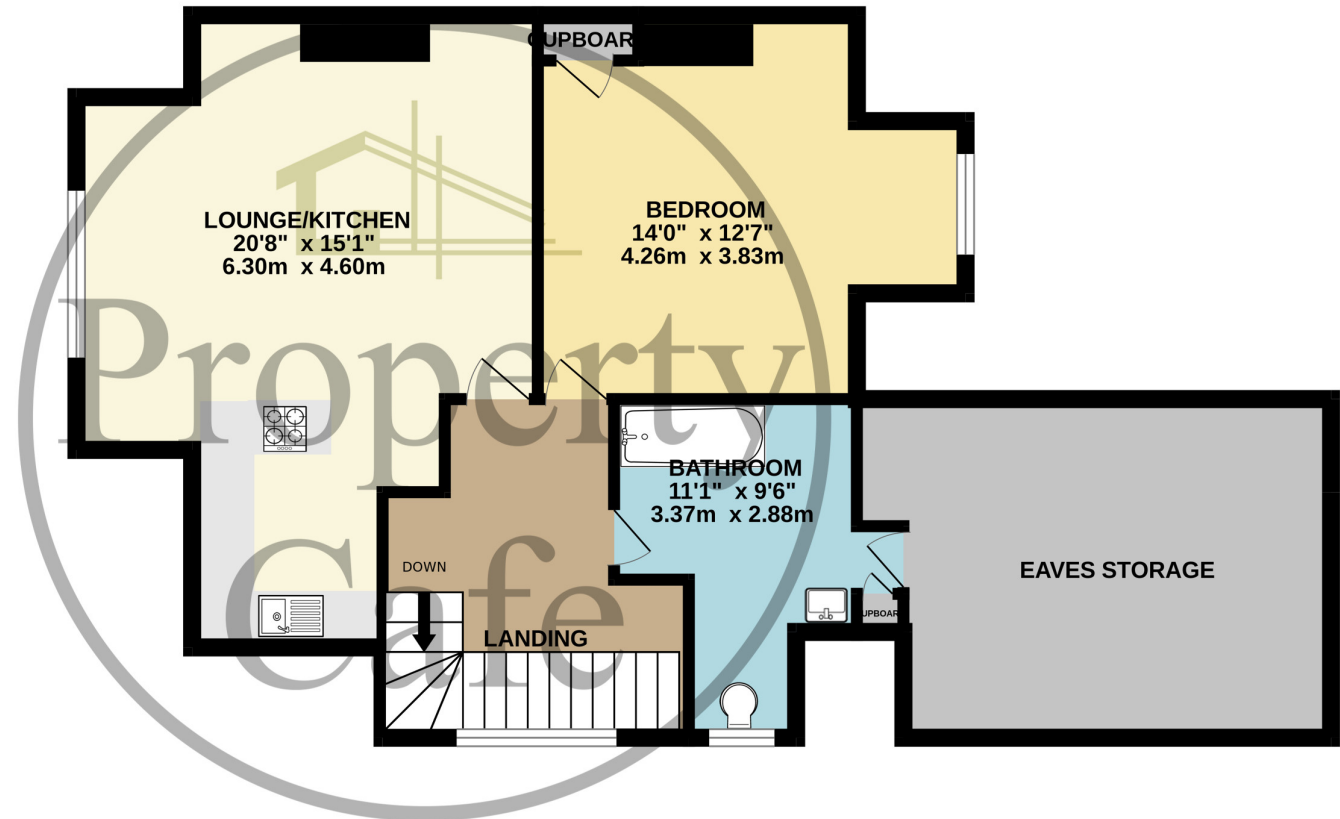
Share of freehold \* Remaining lease length - 900+ years \* Service charge - TBC.



1ST FLOOR  
42 sq.ft. (3.9 sq.m.) approx.



TOP FLOOR APARTMENT  
708 sq.ft. (65.8 sq.m.) approx.




TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

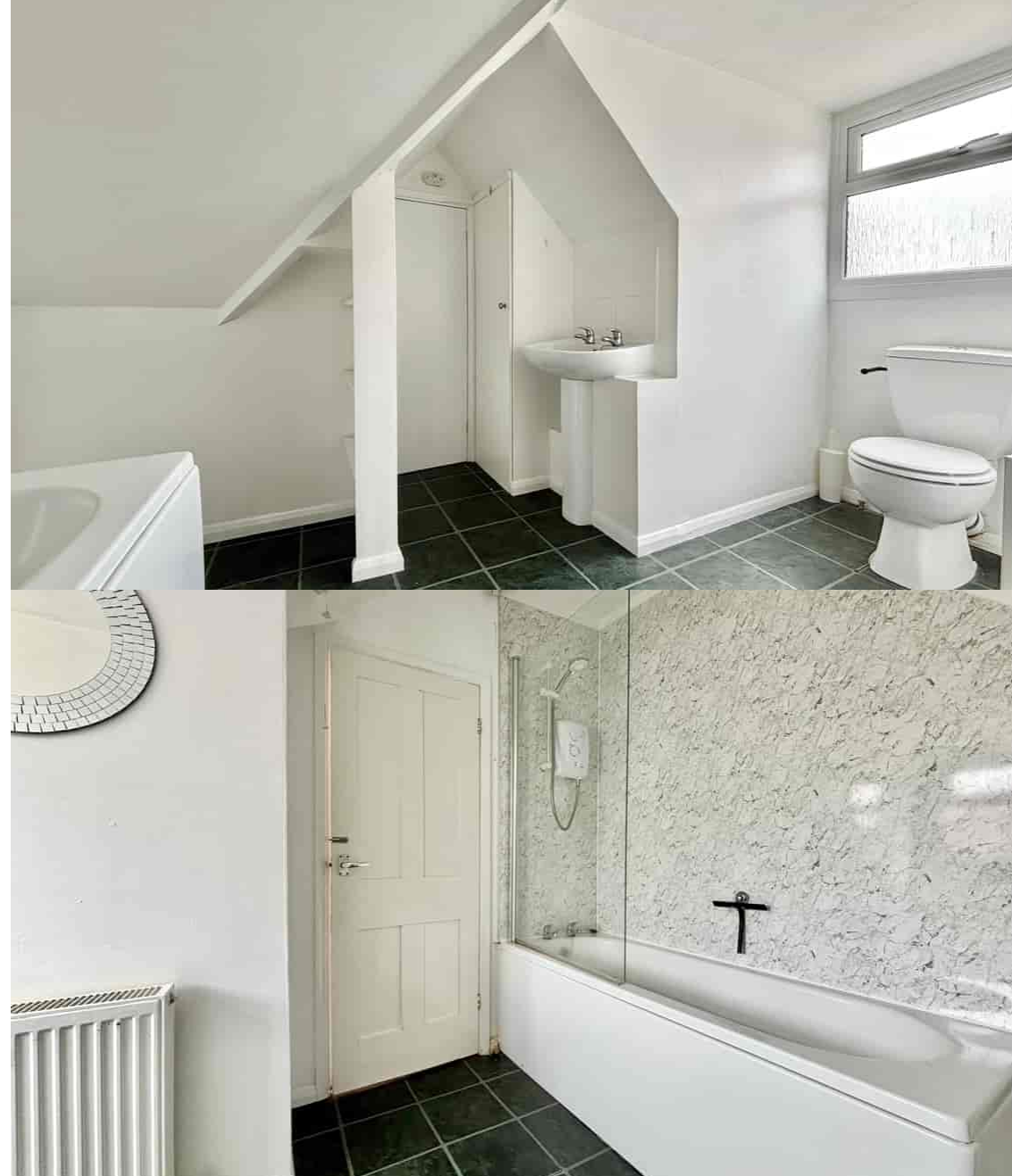
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (65)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** Cable.  
**Accessibility Types:** Not suitable for wheelchair users.

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>	65	69
(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	



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.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within 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 along with Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bedroom Top Floor Apartment
- Very Close Proximity To The Sea
  - Share Of Freehold
- Open Plan Lounge/Kitchen
- Modern Fitted Bathroom

- Well Presented & Maintained Throughout
  - Gas Central Heated
- Sought After Central Location
- Sold With No Onward Chain
- Viewing Highly Recommended