



10 A Linden Road, Bexhill-on-Sea, East Sussex, TN40 1DN

A Two Bedroom Garden Flat Situated In A Sought After Town Centre Location (NO CHAIN) £195,000 - Leasehold Share of Freehold

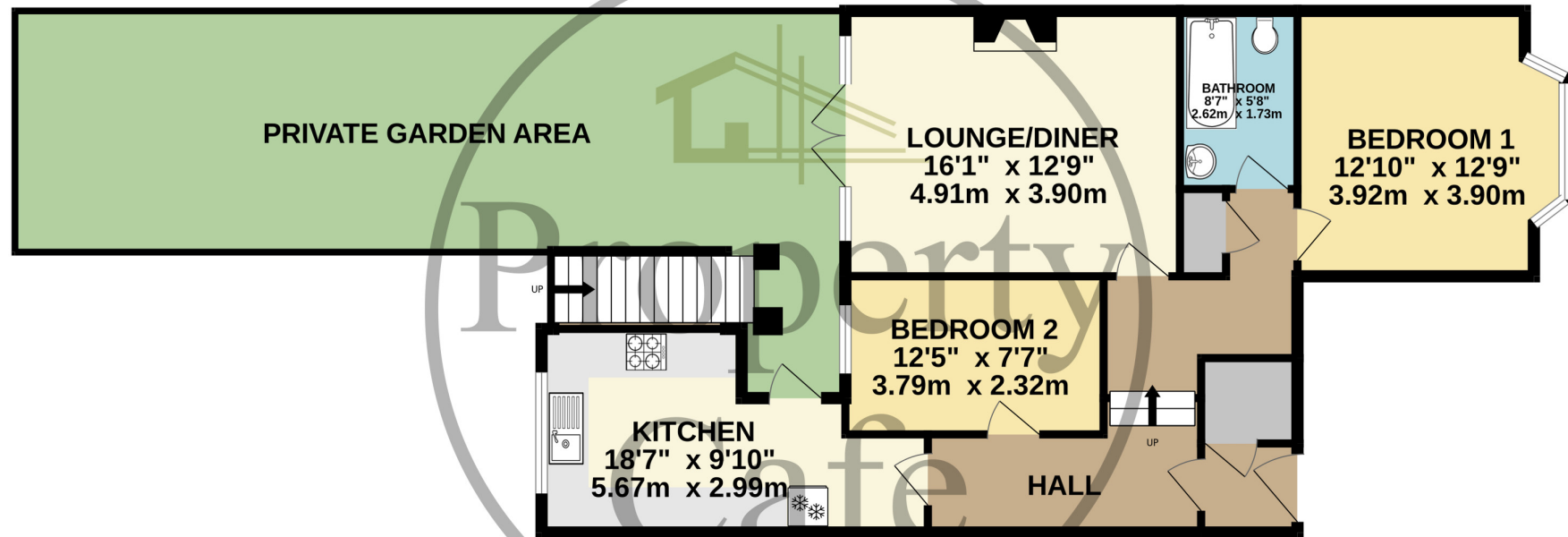




Situated in the heart of Bexhill town centre can be found this well presented **Two Bedroom Ground Floor Apartment with Private Garden**: Accommodation and benefits include: Own private entrance door leading into a well presented inner entrance hall with ample storage, A spacious West facing Lounge-Diner with patio doors leading out to the decked patio & garden, a modern fitted kitchen/breakfast room, two bedrooms and modern bathroom/W.C, gas central heating, neutral decor, sought after town centre location, walking distance to the seafront & station. Offered for sale with **NO CHAIN** your earliest viewing is highly recommend. Please contact our Bexhill sales team on 01424 224488.



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1705.55
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (57)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Tenure - 50% share of freehold : Lease term - a new 125 year lease will be granted to the new buyer during the transaction *
Maintenance charge - 50/50 split, as and when required * Ground rent - N/A * Council tax band - A.

The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Two Bed Ground Floor Apartment
- Own Entrance & Private Garden
 - Modern Bathroom & Kitchen
 - Gas Central Heating
- Long Lease & Low Outgoings
- Sought After Town Centre Location

- Inner Hall With Ample Storage
- West Facing Rear Garden
- Decked Patio & Central Lawn
- Sold With No Onward Chain
- Long Lease & Share Freehold