



Hastings Road, Bexhill on Sea, East Sussex, TN40 2LY

Immaculately Presented Two Bedroom Ground Floor Apartment With Allocated Parking £239,950
- Leasehold Share of Freehold



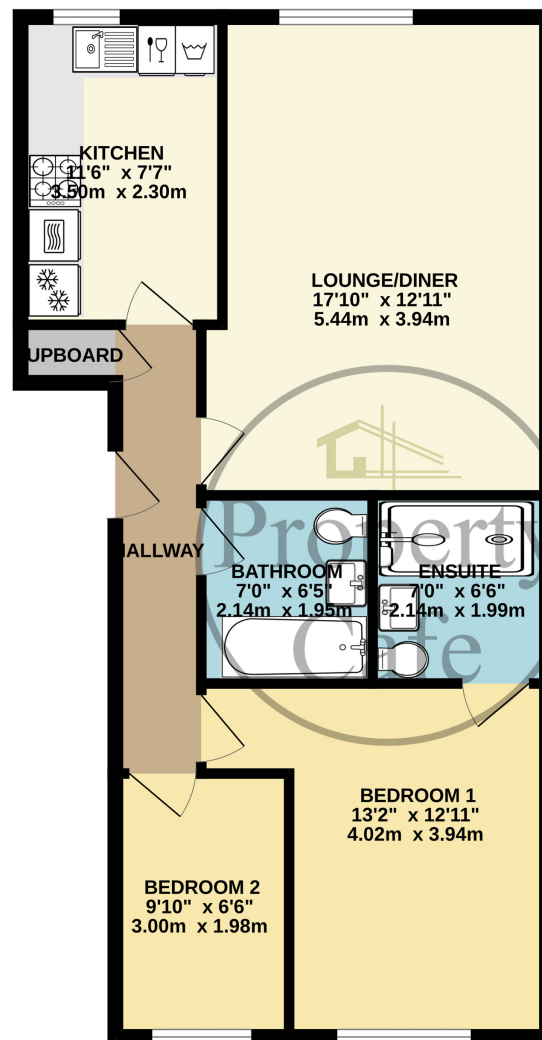


Property Cafe are delighted to present to the market this immaculate two bedroom, ground floor, purpose built apartment, with off-road parking and finished to a high spec for sale. Accommodation and benefits include; A secure communal entrance hall with entry phone system and impeccably kept communal hallway; Inner flat hallway with a generous storage cupboard; Spacious lounge/diner offering an excellent space to relax & entertain; Modern fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including fridge/freezer, oven, hob, dishwasher & washing machine; Family bathroom consisting of a bath with overhead shower, wash basin, WC & heated towel rail; Two well proportioned bedrooms, the master benefitting from an en-suite comprising of double walk-in shower cubicle, wash basin, WC & heated towel rail. Externally the property boasts an allocated off-road parking space conveniently positioned close to the flat entrance, manicured communal gardens and additional visitor parking. The apartment is offered for sale in excellent decorative order throughout having been comprehensively refurbished, gas central heated, double glazed, with a 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 - £1360 Per Annum * Ground rent - N/A.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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 C
Council Tax: Rate 2268.73
Parking Types: Allocated. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (76)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living. Level access shower. Step free access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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 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.

- Two Bedroom Ground Floor Apartment For Sale
 - Share Of Freehold
 - Allocated Off-Road Parking.
 - Modern Fitted Kitchen With Integrated Appliances
- Master Bedroom With En-Suite Shower Room
- Manicured Communal Gardens
- Secure Communal Areas With Entry Phone System
- Exceptional Decorative Order Throughout
 - Popular Residential Location
 - Sold With No Onward Chain