

£225,000 Leasehold



Flat 6, 128 Dorset Road, Bexhill-on-
Sea, East Sussex TN40 2HT



PROPERTY DESCRIPTION

A very well presented two bedroom ground floor apartment situated just under a mile from Bexhill Town Centre, Seafront and Railway Station whilst also being within close proximity to Bexhill College & Ravenside Retail Park. The accommodation comprises; communal entrance, private entrance hall, south facing lounge/dining room with sea views and access to the sun terrace, modern kitchen, two bedrooms both with sea views and a modern bathroom. Outside there is an allocated parking space, south facing sun terrace and an area of communal garden.

EPC - B.



FEATURES

- Two Bedroom Apartment
- Well Presented Throughout
- Bright And Spacious South Facing Lounge With Access To The Sun Terrace
- Large South Facing Sun Terrace
- Step Free Access
- Allocated Parking Space
- Modern Kitchen & Bathroom
- Sea Views From The Lounge & Both Bedrooms
- Gas Fired Central Heating
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, entry phone system, step free landing leading to private entrance.

Entrance Hall

Accessed via private front, radiator, cupboard housing fuse box.

Lounge/Dining Room

17' 10" x 14' 7" (5.44m x 4.45m) A south facing room with large dibble glazed window and double doors with the latter leading to the sun terrace, radiator, recessed shelving and storage.

Kitchen

9' 4" x 5' 5" (2.84m x 1.65m) A modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine and fridge/freezer.

Bedroom One

18' 0" max x 8' 8" max (5.49m max x 2.64m max) Double glazed window with sea views to the rear and door leading to the sun terrace, radiator.

Bedroom Two

21' 6" max x 8' 7" max (6.55m max x 2.62m max) Double glazed window with sea views to the rear, radiator.

Bathroom

A modern three piece suite comprising; panelled bath with mixer tap, fitted screen and shower over, low level WC, wash hand basin with mixer tap and cupboard under, heated towel rail.

Outside

To the front there is an allocated parking space.

The property benefits from a private south facing sun terrace that can be accessed from the lounge and bedroom one.

There is an area of communal garden which can be accessed via the side of the property.

NB

We have been verbally advised of the following;

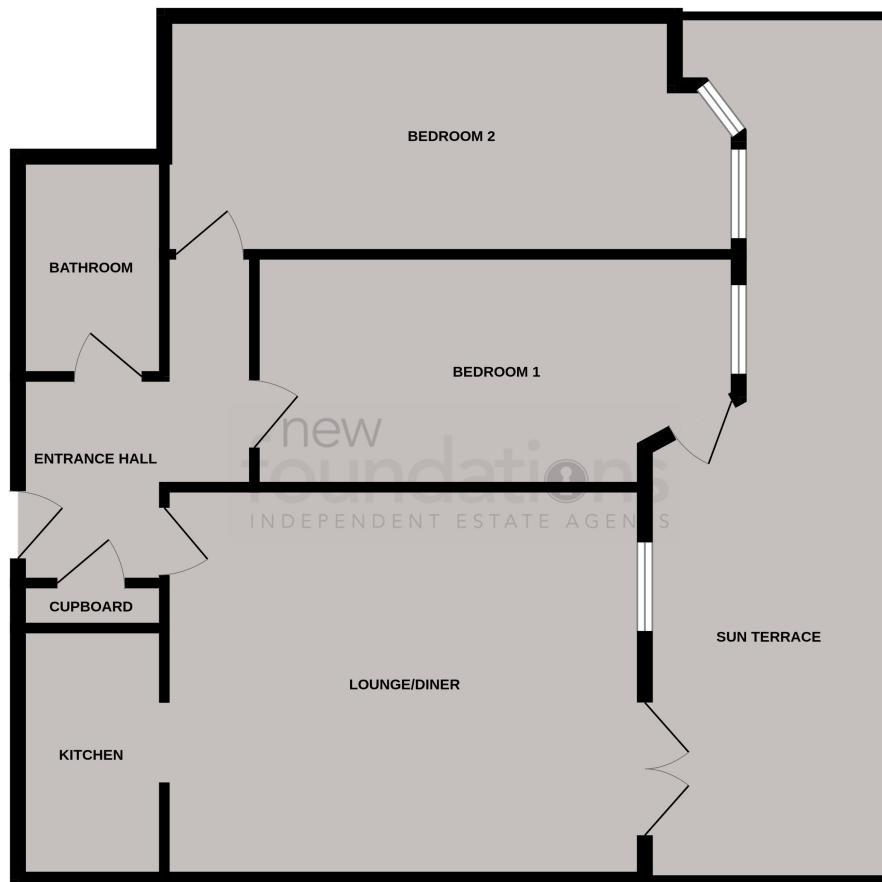
125 year lease from March 2020

£250 per annum ground rent

Service charge for 2025-2026 - £1524.74

Pets permitted

FLOORPLAN



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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(65-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			