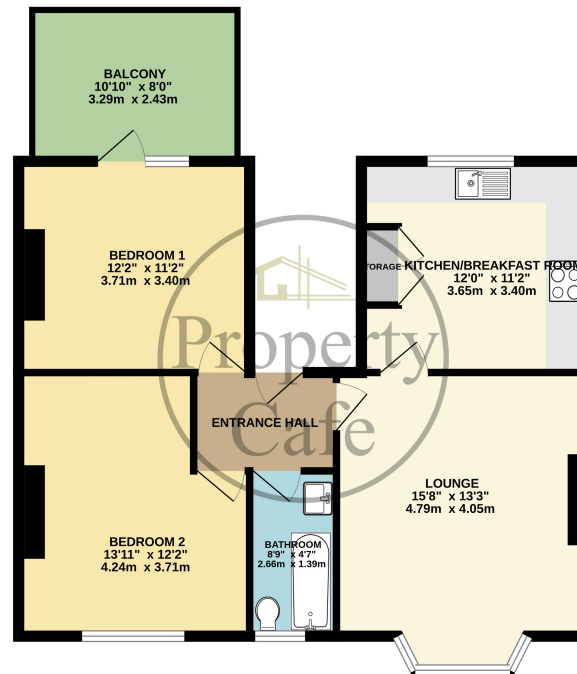




Flat 2, 12 Albert Road, Bexhill-on-Sea, East Sussex, TN40 1DG

Buy To Let Investment Only - Spacious Two Bedroom 1st Floor Apartment With Balcony £199,950 - Leasehold Share of Freehold

1ST FLOOR FLAT
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metreplan 12/20

Property Café are delighted to present to the market an excellent buy to let opportunity to purchase this two bedroom, 1st floor apartment with west facing balcony and tenant in situ. Accommodation and benefits include; A communal entrance area and inner stairway leading to the flat; Inner flat hall giving access to most internal rooms; Spacious lounge with feature bay window; Modern fitted kitchen/breakfast room with ample cupboard & worktop space in addition to an integrated electric oven and hob as well as space for freestanding white goods; Two very generous double bedrooms the master boasting a west facing balcony; Modern fitted bathroom comprising of a bath with overhead shower, wash basin & WC. This property is offered for sale to investment buyers only with a tenant in situ, double glazed, gas central heated, with an additional storage room and with no onward chain. We recommend you view at your earliest convenience.

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, pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

Remaining lease length - 122 Years * Service charge - As & When 1/3rd share * Ground rent - TBC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(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

Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.

- Buy To Let Investors Only
- Spacious Two Bedroom 1st Floor Apartment For Sale
 - Sold With A Tenant In Situ
 - West Facing Balcony.
 - Modern Fitted Kitchen

Receptions: 1
EPC Rating: C (75)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

- High Ceilings & Period Features
 - Modern Fitted Bathroom
- Gas Central Heated & Double Glazed
- Sought After Town Centre Location
 - Sold With No Onward Chain