




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

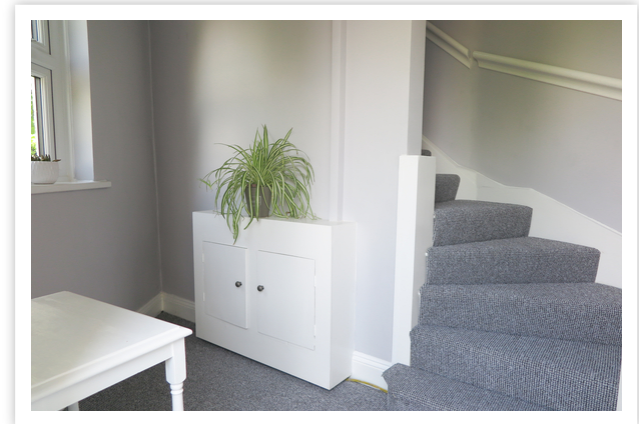
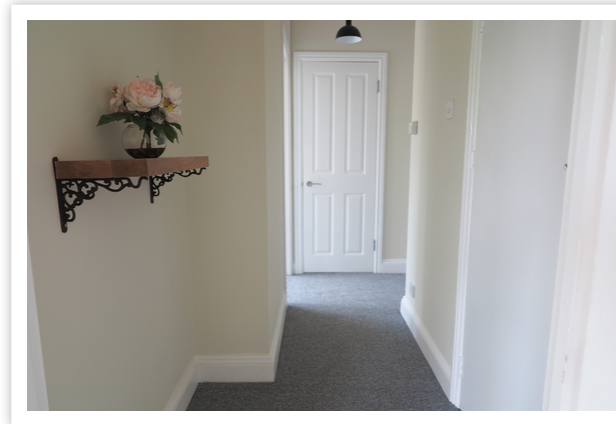
Tel : 01424 233330

£179,950 Amherst Road, Bexhill-on-Sea TN40 1QN
🛏️ 2 Bedroom 🚿 2 Bathroom 📺 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this tastefully modernised apartment. Located on the first floor offering an abundance of natural light and sharing an immaculate communal entrance with only one other apartment, the property has accommodation in brief comprising; Staircase to the first floor. Entrance hall leading through to the Dual aspect open/plan living space with feature turret double glazed sash, bay window and modern fitted kitchen. Master bedroom with a versatile walk-in, usable space and a modern fitted en-suite bathroom. Further double bedroom with feature bay window and fully tiled, modern fitted shower room. In addition the apartment offers gas central heating, double glazing, access to the communal courtyard and a useful storage cupboard on the ground floor. The apartment is being offered for sale with NO ONWARD CHAIN! To appreciate the condition and location of this beautifully modernised property, your earliest viewing comes highly recommended! Please call Bexhill Estates on (014240 233330).



Key Features:

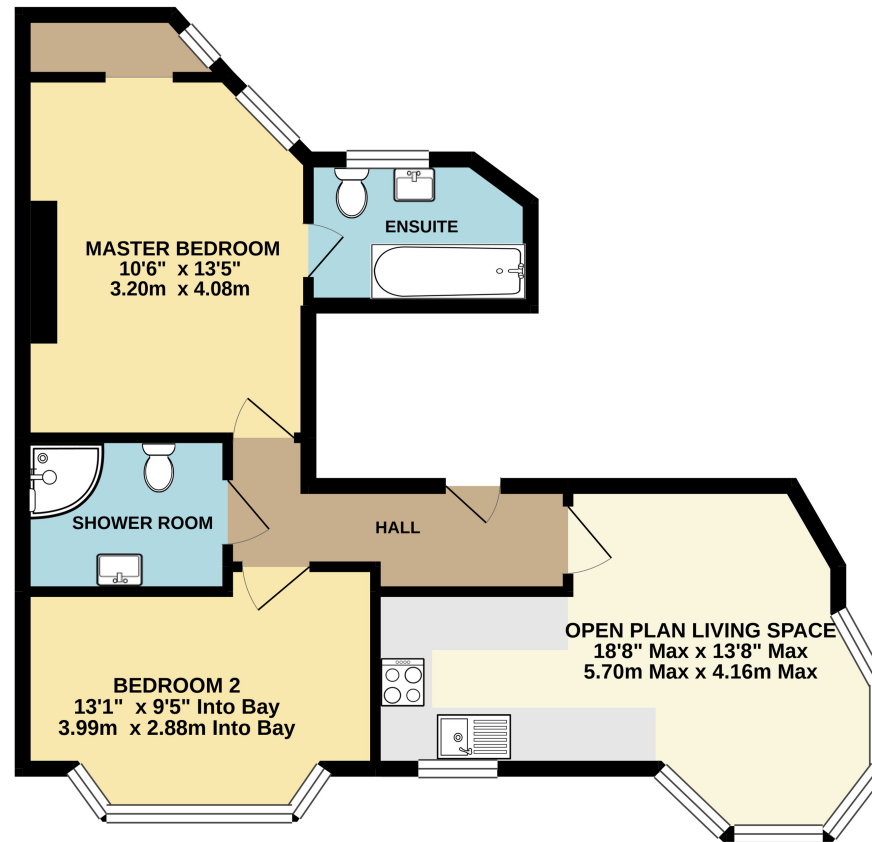
- Tastefully Refurbished
- Two Double Bedrooms
- Immaculate Communal Area
- Walking Distance To Seafront Promenades & Local Amenities
- Communal Courtyard Garden
- First Floor Apartment
- Two Bathrooms
- Open Plan Living Area
- Abundance Of Natural Light
- 125 Year Lease From August 2017

Amherst Road, Bexhill-on-Sea, East Sussex,
TN40 1QN

 2 Bedroom  2 Bathroom  1 Reception


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GROUND FLOOR



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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



LEASE & SERVICE CHARGES:

Leasehold - 125 Year Lease from 10th August, 2017
Maintenance Charge - As and when required
Ground Rent - £200 per annum + share of building insurance.

LOCATION:

The apartment can be found in a popular and well located area of Bexhill, being just 0.5 miles from the Town Centre and seafront promenades.

The closest primary School is St Peters & St Pauls Church of England School, walking distance and currently rated as 'Outstanding' in their latest Ofsted report and the closest Secondary School being St Richards Catholic College also rated 'Outstanding' in their latest Ofsted report.

Bexhill mainline railway station is close by, 0.6 miles away, with regular routes in to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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