



47 Ashdown Road, Bexhill-on-Sea,
East Sussex TN40 1SF



PROPERTY DESCRIPTION

CHAIN FREE A very well presented two bedroom ground floor purpose built flat with private garden ideally located just outside of Bexhill town centre and within easy reach of the train station and seafront. The accommodation comprises; private entrance, lounge/dining room, re-fitted modern kitchen, two bedroom with the master having access to the garden, and modern bathroom. Further benefits include a long lease and GARAGE with electric roller door. EPC - TBC.

FEATURES

- Two Bedroom Ground Floor Flat
- Purpose Built
- Located A Short Distance From Town, Seafront & Station
- Well Presented And Modern Throughout
- Private West Facing Garden
- Modern Re-Fitted Kitchen
- Modern Bathroom
- Garage With Electric Roller Door
- Council Tax Band - B
- Remaining of 999 year lease





ROOM DESCRIPTIONS

Entrance

Accessed via composite front door with double glazed patterned inserts, double glazed window to the front, spotlight, open to the lounge/dining room.

Lounge/Diner

14' 0" x 12' 10" max (4.27m x 3.91m max) Double glazed window to the front, ceiling coving, radiator.

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m) Double glazed window to the side, a modern re-fitted kitchen comprising; a range of laminate working surfaces with inset Franke sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over and glass splashback, a range of matching wall and base cupboards with fitted drawers, space for under-counter appliances including; washing machine, fridge and freezer, built-in slimline dishwasher and double electric oven and grill, wall mounted gas fired boiler.

Inner Hall

Large storage cupboard, radiator, double cupboard with shelving, radiator and space for tumble dryer.

Bedroom One

10' 9" x 9' 10" (3.28m x 3.00m) Double glazed window and door to the rear with the latter leading to the garden, ceiling coving, radiator

Bedroom Two

8' 8" max x 7' 0" (2.64m max x 2.13m) Double glazed window to the rear, ceiling coving, radiator.

Bathroom

A modern re-fitted three piece white suite comprising; panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap, low level WC, electric shaver point, chrome heater ladder style towel rail, extractor fan

Garage

15' 7" x 8' 1" (4.75m x 2.46m) Accessed via electric roller door, further door to the rear accessed from the garden area, power point, water tap.

Outside

To the rear and accessed from bedroom one there is a private west facing garden which is paved for ease of maintenance.

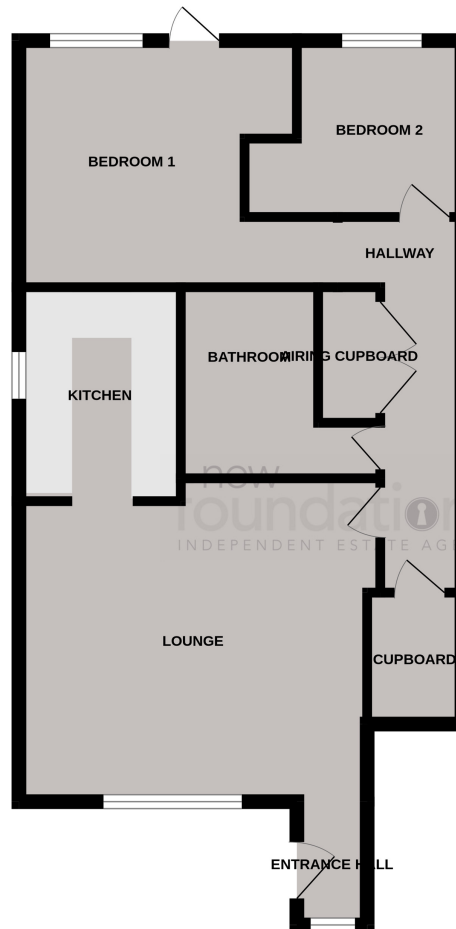
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NB

Remainder of 999 year lease.

FLOORPLAN

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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