




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£259,950 48a Amherst Road, Bexhill-on-Sea TN40 1QW
🛏 3 Bedroom 🚿 1 Bathroom 🛋 1 Reception



AT A GLANCE...

A spacious first & second floor maisonette with a private garden and freehold to the building. A short walk from the centre of town, iconic seafront promenades, and well-regarded primary schools, this property boasts abundant character and charm with accommodation including: A private entrance with stairs to the first floor. On the first floor you will find a spacious lounge with a feature fireplace and bay window. Adjacent to the lounge is the fitted kitchen with matching base units, space for appliances and a useful large larder. Additionally, the first floor offers a large double bedroom overlooking the rear garden and a spacious dual aspect shower room. On the second floor you will find two further double bedrooms, a large walk-in eaves storage area and a small bedroom/study. Furthermore, the property benefits from gas central heating and double glazing throughout and a private rear garden.

48a Amherst Road, Bexhill-on-Sea, East Sussex, TN40 1QW

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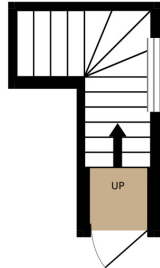


Key Features:

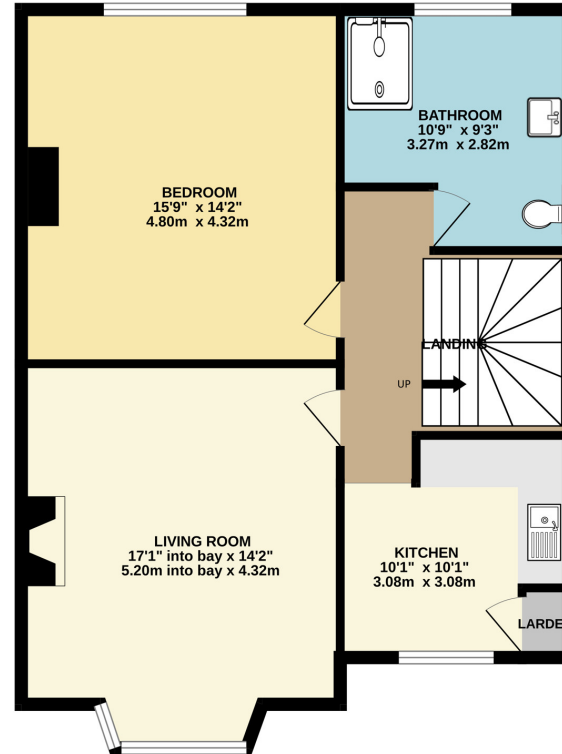
- First & Second Floor Maisonette
- Private Entrance & Rear Garden
- Three/Four Bedrooms
- No Onward Chain
- Generously Sized Accommodation
- Long Lease Term & Freehold To The building
- Walking Distance To Train Station, Seafront Promenades & Town Centre
- Abundant Character & Charm


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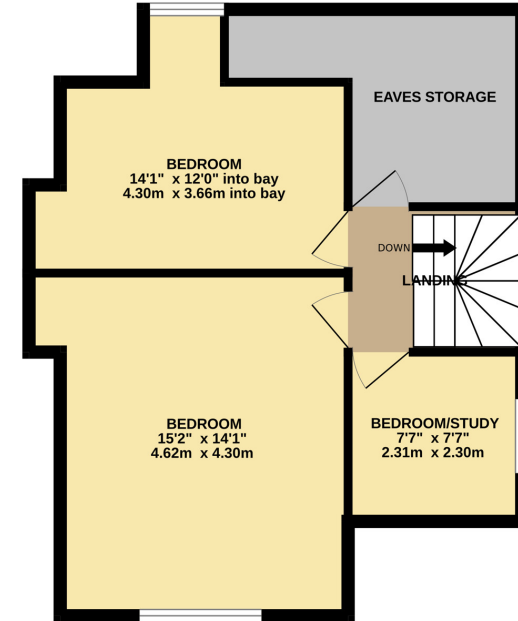
GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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Lease & Maintenance Information

Tenure - Freehold to the building and a 999 year lease from 1968.

Maintenance Charge - As & when required
Ground Rent - NA.

Location

Located within walking distance to Bexhill town centre, with local amenities, well-regarded restaurants and bars, a short stroll to the iconic seafront promenades with the De La Warr Pavilion and close to Bexhill train station with links to Hastings, Eastbourne, Brighton and London Victoria. Close by you will find St Peters & St Pauls primary school, currently rated as outstanding on its most recent Ofsted report.

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