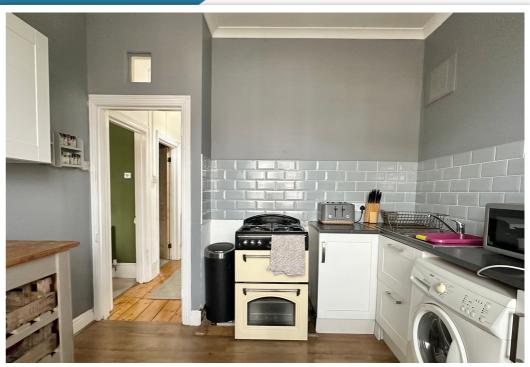




Tel: 01424 233330





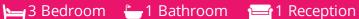




## AT A GLANCE...

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











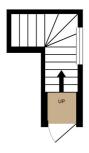
# **Key Features:**

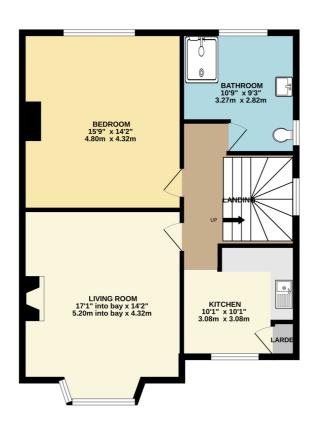
- First & Second Floor Maisonette
- Private Entrance & Rear Garden
- Three/Four Bedrooms
- No Onward Chain

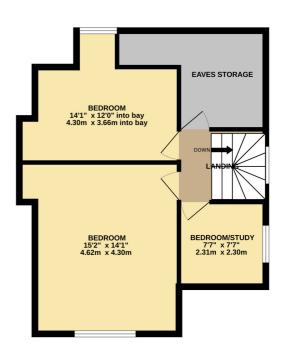
- Generously Sized Accommodation
- · Long Lease Term & Freehold To The building
- Walking Distance To Train Station, Seafront Promenades & Town Centre
- Abundant Character & Charm



GROUND FLOOR 15T FLOOR 2ND FLOOR 2ND FLOOR 515 san Japprox. 515 sag. (481 sag.) approx. 515 sag. (481 sag.) 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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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.





Location

## Lease & Maintenance Information

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

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

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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≥ 3 Bedroom = 1 Bathroom = 1 Reception





