



Flat 3, 12 High Street, Bexhill-on-Sea,
East Sussex TN40 2HA



PROPERTY DESCRIPTION

An exceptional three bedroom ground floor flat situated in Bexhill Old Town and within a short stroll of the Manor Barn Gardens whilst also being within close proximity to Bexhill Town Centre, Mainline Station with links to London, Ashford and Brighton, De La Warr Pavilion and seafront. The property has undergone significant improvement by the current vendor whilst retaining many character features including; ornate ceiling coving, ceiling roses & high skirting boards. The accommodation comprises; south facing lounge with bay window and dual fuel burner, impressive bespoke kitchen/breakfast room with quartz surfaces and Quooker tap, three bedrooms with the master benefitting from a contemporary en-suite shower room and a stylish bathroom complete with independent roll top bath. Outside there is an off road parking space and EV charging point. To be sold with a share of the freehold. EPC - D.

FEATURES

- Impressive Ground Floor Flat
- Situated In The Charming 'Old Town' Of Bexhill & Within A Short Walk Of Manor Barn Gardens
- Herringbone Floor to The Lounge, Kitchen/Breakfast Room & Inner Hallway
- South Facing Bay Fronted Lounge With Marble Fireplace & Dual Fuel Burner
- Share Of Freehold
- Contemporary En-Suite To Master Bedroom With Underfloor Heating
- Plenty Of Character Features Throughout Including; Ornate Ceiling Coving, Ceiling Roses & High Skirting Boards
- Bespoke Kitchen With Central Island, Quartz Working Surfaces & Quooker Tap
- Chain Free
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door.

Entrance

Accessed via private front door.

Lounge

15' 2" x 11' 8" (4.62m x 3.56m) Large double glazed sash bay window to the front with a southerly aspect and fitted shutters, ornate ceiling coving, ceiling rose, tall skirting boards, feature marble fireplace with multi-fuel burner, radiator, herringbone flooring, open plan to;

Kitchen/Breakfast Room

17' 8" x 11' 4" (5.38m x 3.45m) A fabulous room which has undergone complete renovation by the current owner and comprises; a range of quartz working surfaces with inset sink and grooved drainer, Quooker tap, space for range style cooker with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers and soft close, built-in appliances including; slimline dishwasher, wine fridge, and AEG washing machine, central island with breakfast bar area and built-in fridge and freezer, ceiling rose, ornate ceiling coving, tall skirting boards, radiator, cupboard.

Inner Hall

Skylight, herringbone flooring.

Master Bedroom

19' 11" reducing to 16' 11" x 9' 7" (6.07m reducing to 5.16m x 2.92m) A dual aspect room with double glazed sash windows to the front and window to the side both with fitted shutters, two radiators, feature fireplace, ornate ceiling coving, ceiling rose, two radiators.

En-Suite Shower Room/WC

Window to the side, a contemporary and completely upgraded room comprising; walk-in shower cubicle with screen, rain effect shower and handheld attachment, low level WC, wash hand basin with mixer tap and cupboard under, radiator.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m) Skylight, built-in cupboard housing gas fired boiler, radiator, spotlights

Bedroom Three

9' 5" x 6' 6" (2.87m x 1.98m) Skylight, radiator, spotlights.

Bathroom

11' 11" x 6' 10" (3.63m x 2.08m) Three skylights, a contemporary and modern three piece suite comprising; independent roll top bath with mixer tap and handheld attachment, wash hand basin with mixer tap and cupboard under, low level WC, radiator.

NB

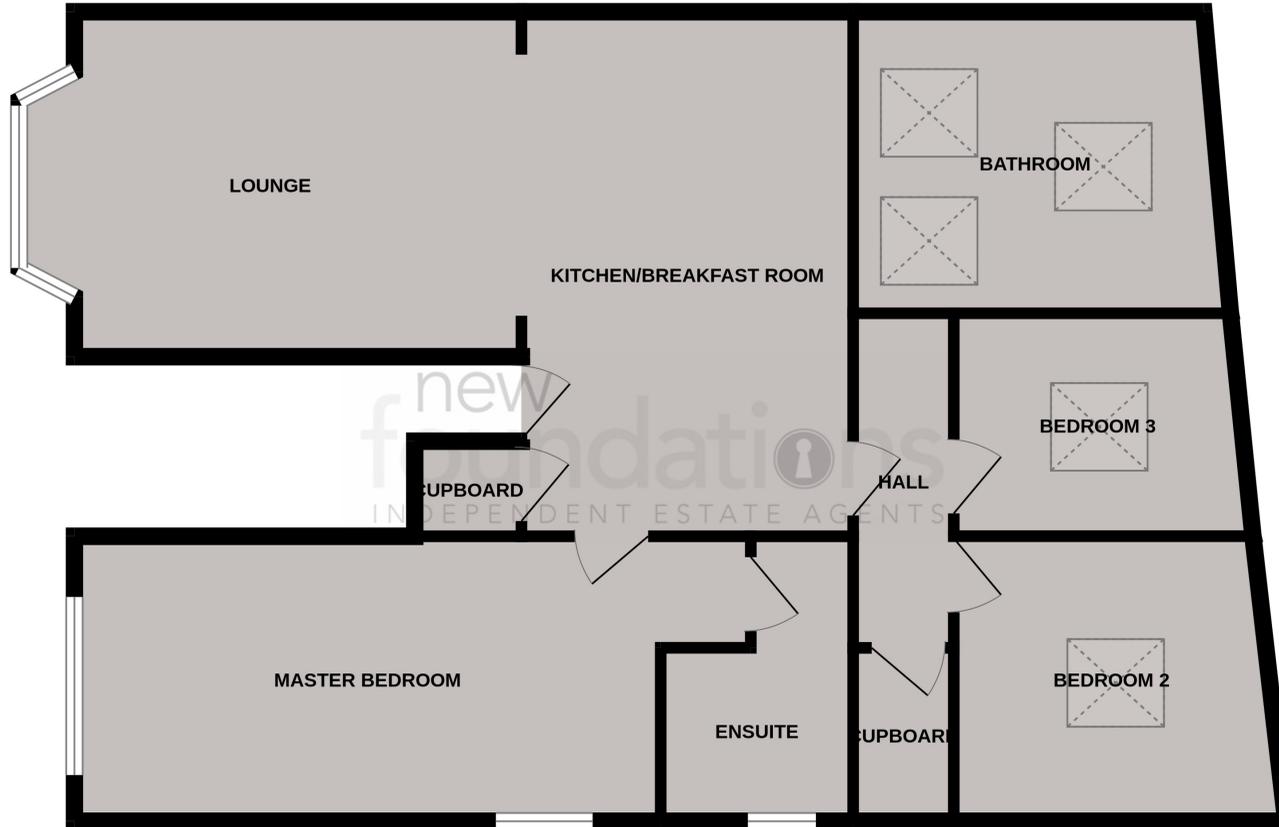
We have been verbally advised of the following;
Share Of Freehold

Lease - 999 years from 2020

Service Charge - on an as and when basis

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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