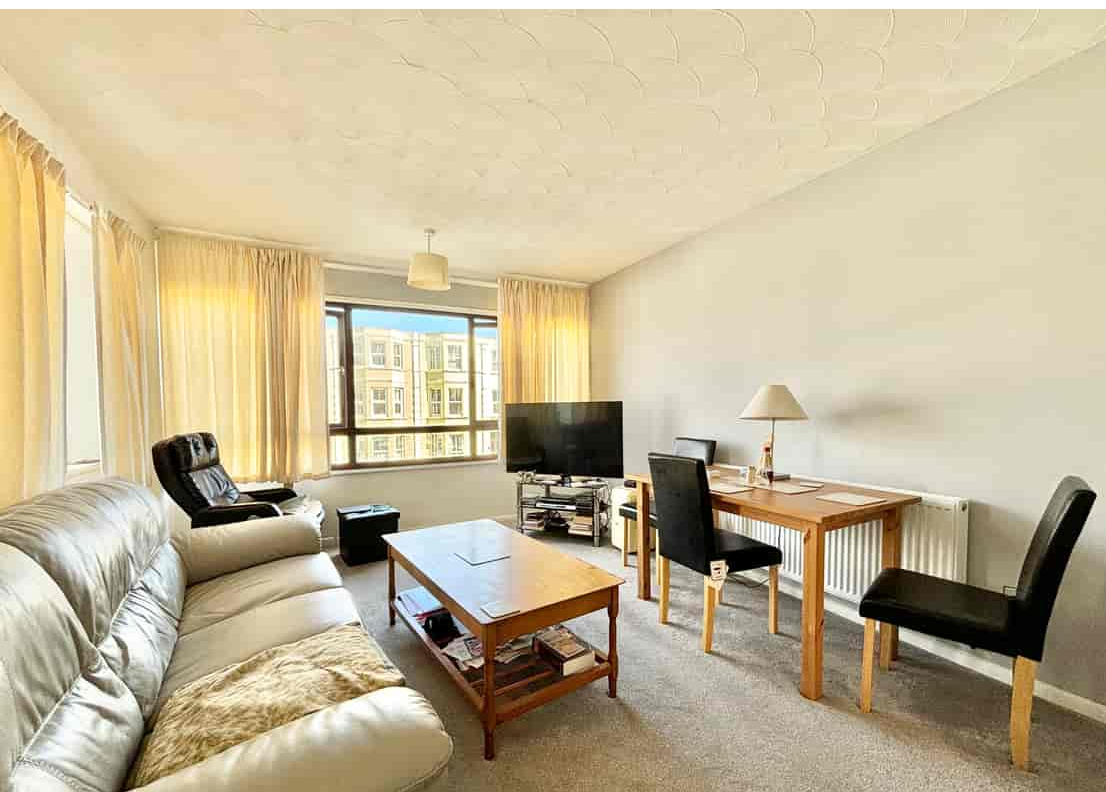




24 Park Avenue, Bexhill-on-Sea, East Sussex, TN39 3HP

Two Bedroom Purpose Built Apartment in A Sought After location £220,000



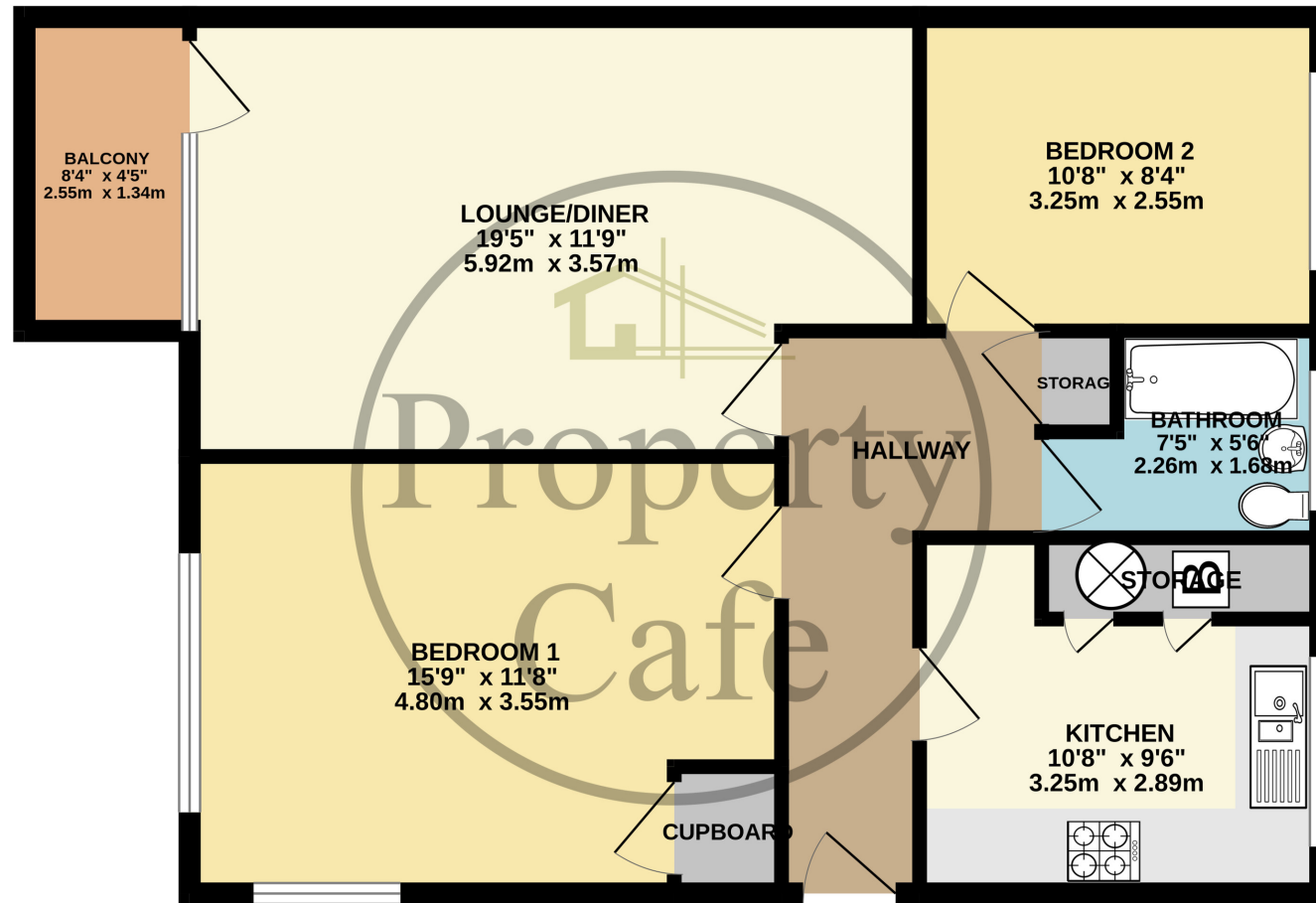


Property Cafe are delighted to present to the market this excellent two bedroom purpose built apartment situated within a very sought after block in Bexhill. Accommodation & benefits; A secure communal entrance with entry phone system and lift to all floors; Inside the flat door a light & airy inner hall giving access to all rooms; Spacious lounge/diner boasting balcony with pleasant views to sea and Egerton Park; Fitted kitchen offering ample cupboard & worktop space; Two well proportioned double bedrooms; Fitted bathroom comprising of bath & overhead shower, wash basin & WC; Externally in addition to a great location this property boasts a single garage. This apartment is offered for sale with a new boiler with 10 year guarantee, new central heating system and in neutral colour schemes throughout. We recommend you view at your earliest convenience. **Tenure: Leasehold *Leasehold length- approximately 940 years remaining. *Maintenance charge: £2462 annually which includes a £700 reserve fund. *Sub-letting permitted**

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



1ST FLOOR FLAT
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Remaining lease length - In excess of 900 years * Service charge - £2462 Per annum which includes £700 reserve fund contribution * Ground Rent - £11 Per Annum

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- Purpose Built Apartment For Sale
 - Spacious Lounge/Diner
 - Balcony With Stunning Views
- Fitted Kitchen With Ample Cupboard & Worktop Space
 - Two Double Bedrooms.
- Long Lease.
- Sought After Town Centre Location
- Views To Sea & Over Egerton park
- Vendor Has Found A Chain Free Property
 - Viewing Highly Recommended.

www.propertycafe.co



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