



**BEXHILL ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£229,950  2 Bedroom  1 Bathroom  1 Reception

Buckhurst Road, Bexhill-on-Sea TN40 1UE



AT A GLANCE...

Bexhill Estates are delighted to present this first floor purpose built apartment within walking distance of Bexhill town centre and train station. Upon entering the block, there is the option of a lift accessing the first floor with door to the apartment. Comprising entrance hall, two double bedrooms, both with built in storage, shower room, separate WC, lounge with a south facing aspect Juliette balcony, and kitchen with storage cupboard housing the Ideal gas boiler, space for washing machine and freestanding cooker. Outside, there is a garage and space for visitor parking. The apartment is within a well maintained block and has a share of the freehold with over 900 years remaining. Offered for sale with no onward chain, viewing is highly recommended!



Key Features:

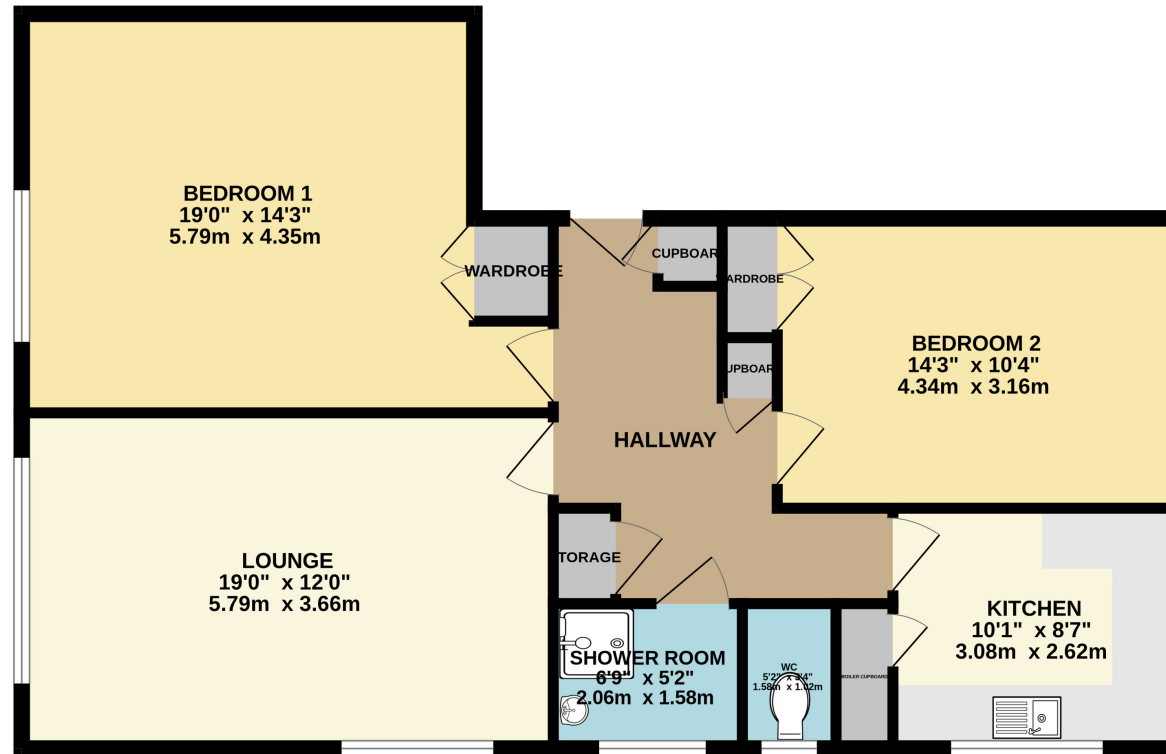
- Share of freehold
- Garage
- Two double bedrooms
- Chain free#
- First floor purpose built apartment
- Walking distance to Bexhill town centre
- South facing lounge with Juliette balcony

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Sussex, TN40 1UE

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GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	80	80
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Outside:

The front of the block has a small lawned area of communal garden and offers hardstanding parking for visitors.

Location:

Located within walking distance of the main Bexhill town centre, with local amenities, restaurants and bars, a short stroll to the Bexhill seafront with the De La Warr Pavilion and close to Bexhill train station with links to Hastings, Eastbourne, Brighton and London Victoria.

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