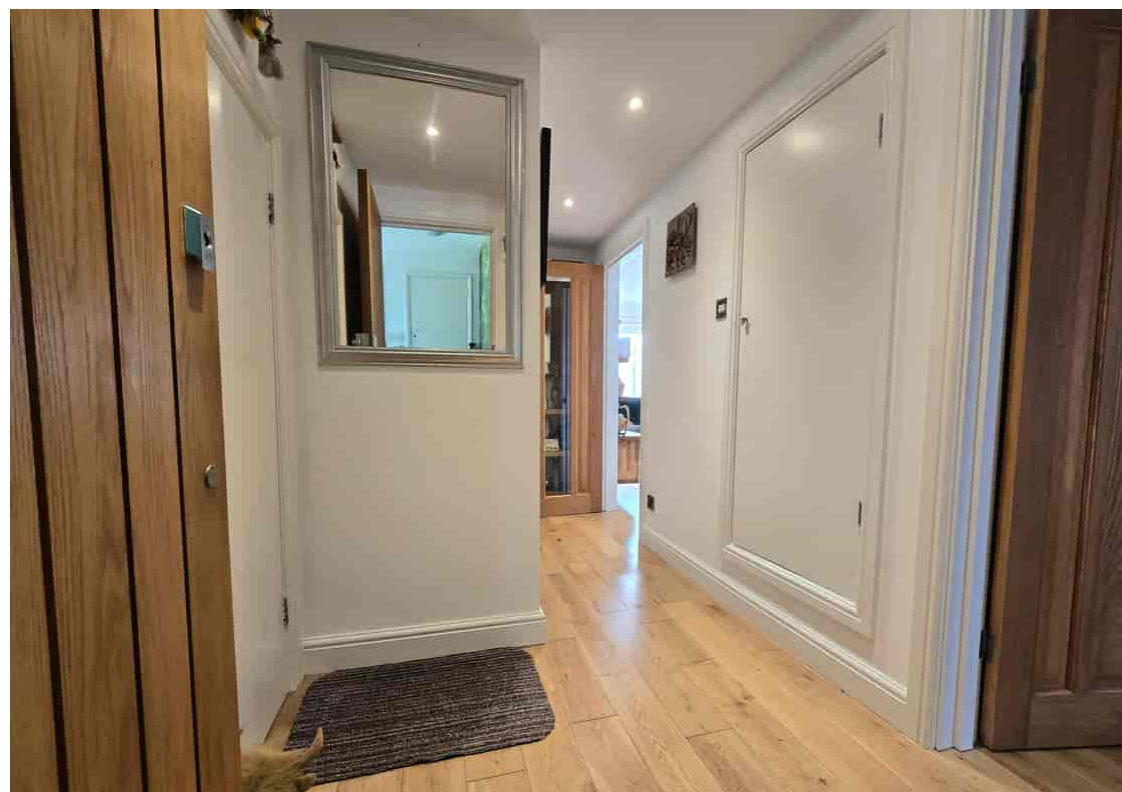




55 Gunters Lane, Bexhill-on-Sea, East Sussex, TN39 4EN

An Immaculate Garden Flat With Two Conservatories & Share Of Freehold £269,950 - Leasehold Share of Freehold







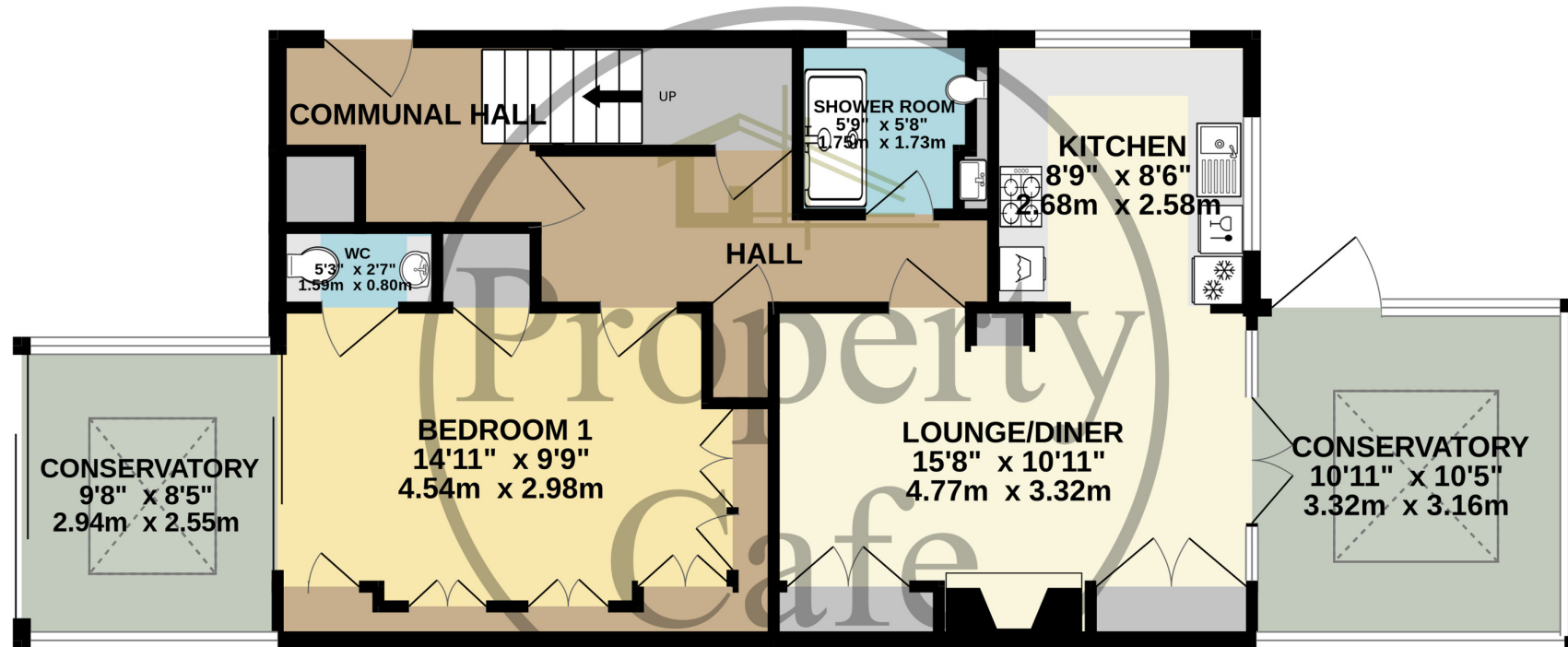


An Immaculate Purpose Built Garden Flat \* South Facing Lounge-Diner With Log Burner \* Bespoke Fitted Kitchen & Shower Room \* Conservatories To Both Front & Rear \* Central Heated & Fully Double Glazed \* Double Bedroom With Built In Wardrobes & Ample Additional Storage \* En-Suite Cloakroom / W.C \* Double Bedroom With Conservatory & Courtyard \* A Beautifully Presented Apartment Throughout With Long Lease & Share Of Freehold \* Single Garage En-Bloc With Additional Parking Space \* Conservatory With Under Floor Heating \* Low Maintenance Engineered Wood Flooring \* Lounge-Diner With Central 5KW Log Burner \* Ample Built In Storage Throughout. Externally There Is A Low Maintenance South Facing Landscaped To The Rear & Side \* Indian Stone Patio Area With Sun Awning & Ample Space To Relax & Entertain \* A Side Access Gate \* Timber Built Tool Shed \* Water Feature & Flower Bed Watering System \* Abundance Of Plants, Shrubs & A Mature Boundary Hedgerow Providing Privacy \* Outside Water Tap, Power Points & Security Lighting \* There Is Also A Private Rear Courtyard Area With Large Timber Shed (With Power & Light) & Separate Log Store: The Apartment Is Offered For Sale With No Onward Chain : For Additional Information Or To Arrange To View : Call Our Bexhill Team On 014242 224488.



# GROUND FLOOR

812 sq.ft. (75.5 sq.m.) approx.




TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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**Bedrooms:** 1  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Driveway. Garage En Bloc.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (48)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 \* Offered For Sale With No Chain : For Additional Information Or To Arrange To View : Call Our Bexhill Team On 014242 224488.







The property is situated on the outskirts of Bexhill Town in a popular residential location & close to Sidley Town Centre. There are excellent shopping & transport facilities close by. Sidley Town Centre offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Immaculate Purpose Built Garden Flat
- South Facing Lounge-Diner With Log Burner
- Bespoke Fitted Kitchen & Shower Room
  - Conservatories To Both Front & Rear
  - Central Heated & Fully Double Glazed
- Double Bedroom With Built In Wardrobes
  - En-Suite Cloakroom W.C
- Low Maintenance Landscaped Gardens
- Indian Stone Patio Area With Sun Awning
  - Bedroom With Conservatory Courtyard
- A Beautifully Presented Apartment Throughout
  - Long Lease & Share Of Freehold
  - Single Garage En-Bloc & Parking
  - Offered For Sale With No Chain