



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

1a Elmstead Road, Bexhill-on-Sea, East Sussex TN40
£290,000 2HP 3 Bedroom 2 Bathroom 1 Reception



AT A GLANCE...

This substantial apartment occupies the first floor of this converted building, and comes with a long lease term and a private rear garden. The property is within a mile of Bexhill town centre, the train station and the iconic promenade.

Schools for all ages are also nearby.

Accommodation includes a spacious living room with a bay window and a feature fireplace. The kitchen/diner features matching wall and base units finished with solid wood work surfaces. An utility cupboard is also included in the kitchen along with space for appliances. The master bedroom has a fitted double wardrobe and an en-suite shower room. There are two additional bedrooms in the apartment as well as a family bathroom. Furthermore, the property is majority double glazed, has gas central heating and has the benefit of a private west facing garden. An early viewing is recommended to gain a full appreciation of the size and location of the accommodation.

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Sussex, TN40 2HP

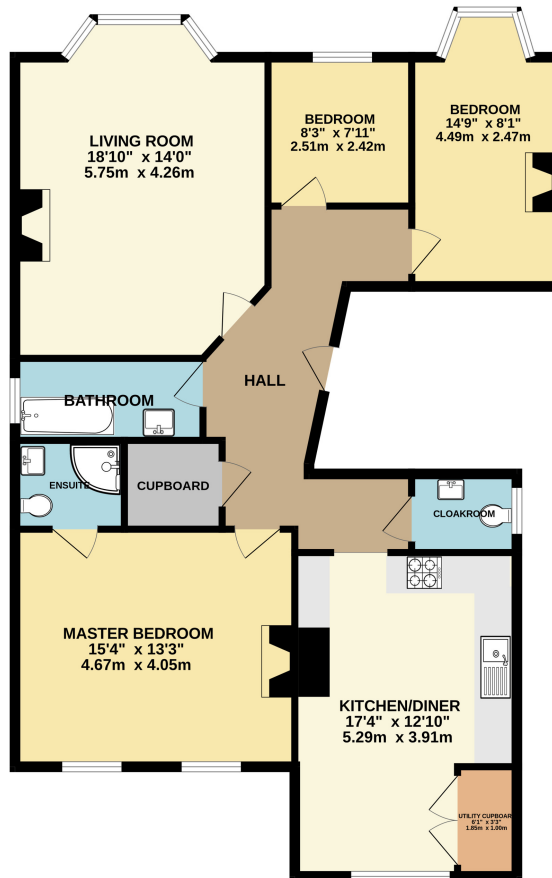
 3 Bedroom  2 Bathroom  1 Reception



Key Features:

- Substantial First Floor Apartment
- West Facing Garden
- Modern Fixtures & Fittings
- Three Bedrooms
- Lease In Excess Of 900 Years
- Close To Local Amenities & Schools

FIRST FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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Location

The property is located in a popular location in Bexhill. Close by you will find well-regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College also rated as outstanding. Bexhill mainline railway station is just under a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

Lease & Maintenance Information

Tenure - Leasehold
 Lease term- in excess of 900 years
 Ground rent - £25 per annum
 Maintenance Charge - 1/3 share of maintenance costs as and when required.

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