



4 Dennis Morgan Court, Bolebrooke  
Road, Bexhill-on-Sea, East Sussex  
TN40 1ER





## PROPERTY DESCRIPTION

A very well presented, bright and spacious two bedroom first floor purpose built apartment ideally situated just off Bexhill Seafront and within walking distance of the town centre & train station with links to Brighton, London & Ashford. The accommodation comprises; communal entrance with stairs to the first floor and the lower floor where the underground parking space is, entrance lobby with archway to the main entrance hall, bright south facing lounge leading to the balcony, dual aspect re-fitted kitchen/breakfast room with built-in appliances, two good size bedrooms with both having built-in wardrobes, modern bathroom with WC and additional WC. Further benefits include the remainder of long lease and no onward chain. EPC - C.

## FEATURES

- Two Bedroom First Floor Purpose Built Apartment
- Great Location Just Off Bexhill Seafront And Walking Distance To The Town Centre & Train Station
- Good Size South Facing Lounge With Access To The Private Sun Balcony
- Dual Aspect Modern Fitted Kitchen With Sea Views
- Both Bedrooms With Built-In Wardrobes
- Modern Bathroom With WC & Additional WC
- 999 Year Lease From 1975
- Underground Parking
- Chain Free
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Covered area leading to communal front door, stairs to the first floor, stairs leading down to the underground parking area.

### Entrance Lobby

Accessed via communal front, storage cupboard, radiator, archway through to inner hallway.

### Inner Hallway

Ceiling coving, large storage cupboard.

### Lounge

15' 3" x 10' 10" (4.65m x 3.30m) A bright south facing room with floor to ceiling window and door which leads to the private balcony, ceiling coving, radiator.

### Kitchen/Breakfast Room

16' 0" x 7' 9" (4.88m x 2.36m) A bright dual aspect room with double glazed windows to the side and front with the latter offering a sea view, ceiling coving, a modern re-fitted kitchen comprising; a range of composite stone worktops with inset one and half bowl sink unit and mixer tap, grooved drainer, inset electric hob with extractor fan over, a range of matching wall and base cupboard and fitted drawers, various built-in appliances including; eye level double oven and grill, dishwasher, washing machine and fridge/freezer, breakfast bar area, radiator.

### Bedroom One

14' 2" x 9' 4" (4.32m x 2.84m) A bright south facing room with double glazed window to the front, ceiling coving, built-in wardrobe, radiator.

### Bedroom Two

13' 10" x 10' 5" into wardrobes (4.22m x 3.17m into wardrobes) Two double glazed windows to the side, ceiling coving, a range of built-in wardrobes, radiator.

### Bathroom & WC

Double glazed frosted glass window to the side, a modern re-fitted three piece suite comprising; panelled bath with fitted screen, mixer tap and shower over, wash hand basin with cupboard under, low level WC with concealed cistern, shaver point.

### Additional WC

Double glazed frosted glass window to the side, low level WC with wash hand basin incorporated with mixer tap.

### Outside & Parking

To the rear there is a small area of communal garden.

There is an allocated space located in the underground car parking, the vehicular access is on Cantelupe Road.

### NB

We have been advised of the following;

999 Year Lease From 1975

Service Charge From 01/01/2025 - 31/12/2025

£1118.67

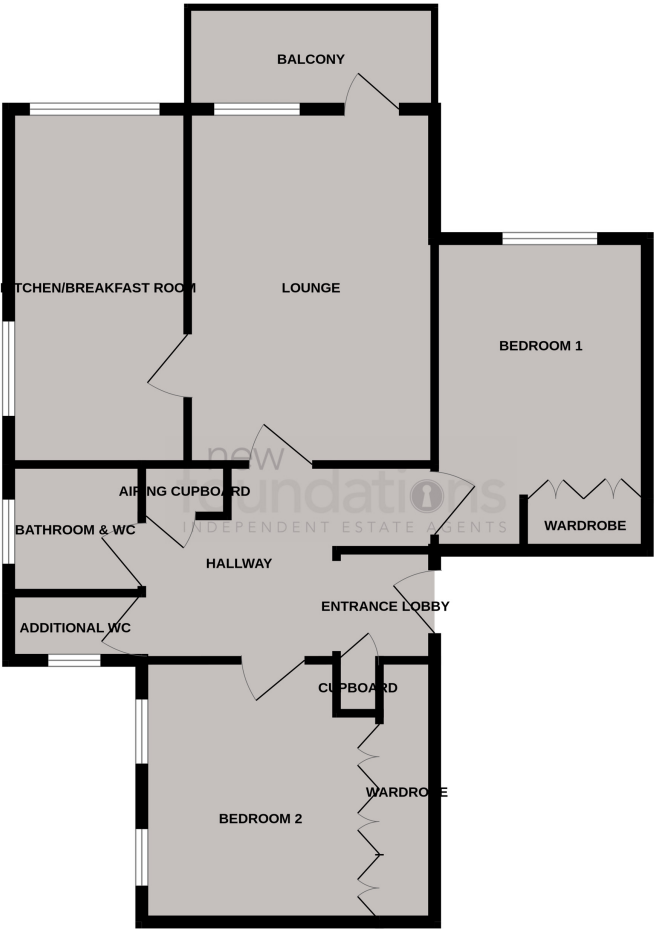
Share Of Building Insurance From June 2024 -

June 2025 £170.28



FLOORPLAN

FIRST 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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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		74	80
(81-91)	B			
(69-80)	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	

