

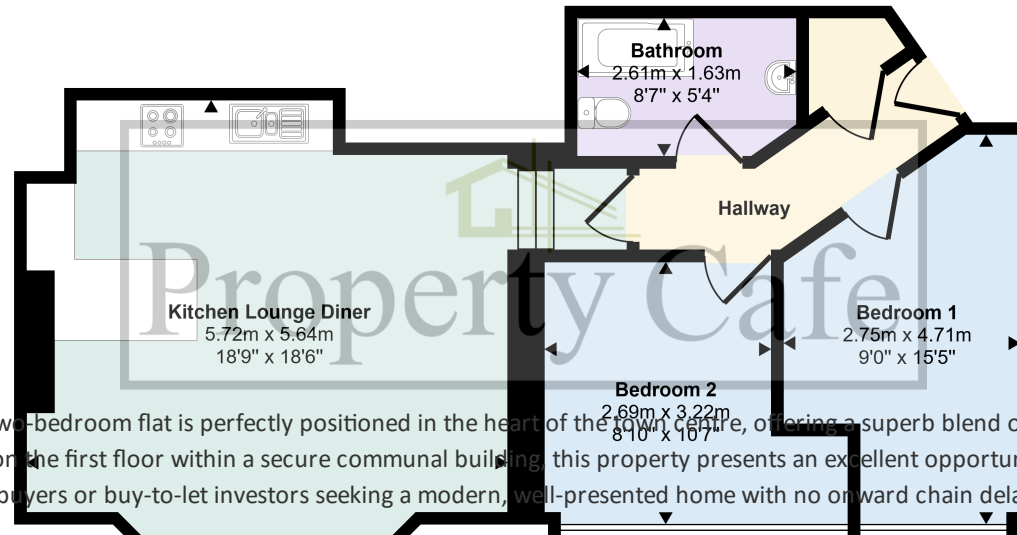


Flat 2, 8-12 St Leonards Road, Bexhill-on-Sea, East Sussex, TN40 1HN

Well Proportioned Two Bedroom 1st Floor Apartment In A Convenient Town Centre Position £125,000

- Leasehold

Approx Gross Internal Area
62 sq m / 669 sq ft



This charming two-bedroom flat is perfectly positioned in the heart of the town centre, offering a superb blend of convenience and comfort. Set on the first floor within a secure communal building, this property presents an excellent opportunity for first-time buyers or buy-to-let investors seeking a modern, well-presented home with no onward chain delays.

Inside, you'll find a welcoming and neutral colour scheme throughout, providing a bright and airy atmosphere that's ready for you to personalise. The open plan lounge and kitchen area is thoughtfully designed to maximise space and natural light, creating an inviting environment ideal for relaxing or entertaining guests. Whether you're cooking up a meal or unwinding after a long day, this open living space is sure to become the heart of the home.

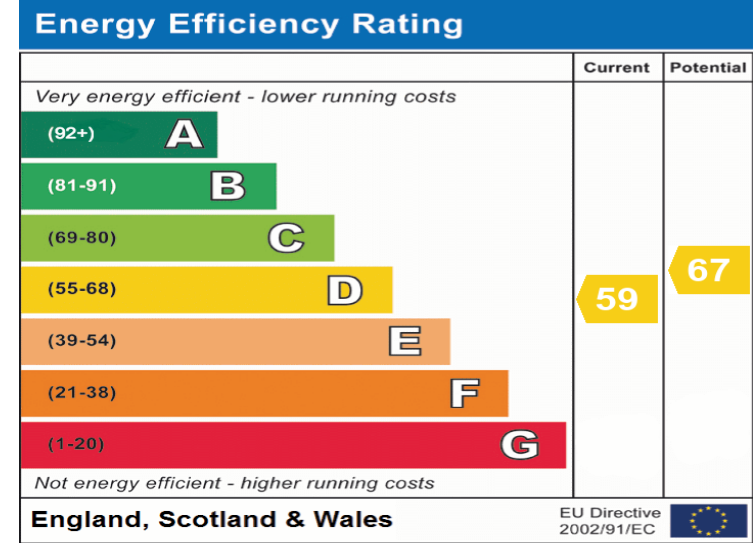
The flat benefits from two well-proportioned double bedrooms, each designed to offer comfortable and versatile sleeping accommodation. Both rooms provide ample space for wardrobes and additional furniture, catering well to couples, small families, or those requiring a home office or guest room setup.

The modern fitted family bathroom enhances the property's appeal, featuring contemporary fixtures and a neutral design that complements the overall interior style. This practical bathroom is perfect for everyday living and showcases the care taken to maintain the home's excellent condition.

Security and convenience are priorities here, with a secure communal entrance accessed via an entry phone system, offering peace of mind for residents. This, combined with the prime town centre location, means you are just moments from an array of local shops, cafes, transport links, and amenities, making everyday errands and commuting effortless.

Being sold with no onward chain, this property is ready for a swift and smooth transaction, reducing the usual complexities of buying a home. Whether you are looking to make your first step onto the property ladder or add a valuable addition to your investment portfolio, this flat represents an outstanding opportunity that should not be missed.

Viewing is highly recommended to fully appreciate the thoughtful layout, quality fixtures, and excellent location this two-bedroom flat has to offer. Experience the convenience of town centre living combined with comfortable and stylish accommodation – arrange your appointment today to avoid disappointment.



Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.

- Two Bedroom 1st Floor Flat For Sale
 - Open Plan Lounge/Kitchen
- Two Well Proportioned Double Bedrooms
 - Modern Fitted Family Bathroom
 - Convenient Town Centre Location

Receptions: 1
EPC Rating: D (59)
Annual Service Charge: 2500
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

- Secure Communal Entrance With Entry Phone System
 - Neutral Colour Scheme Throughout
- Excellent First Time Purchase Or Buy To Let Investment
 - Sold With No Onward Chain
 - Viewing Highly Recommended