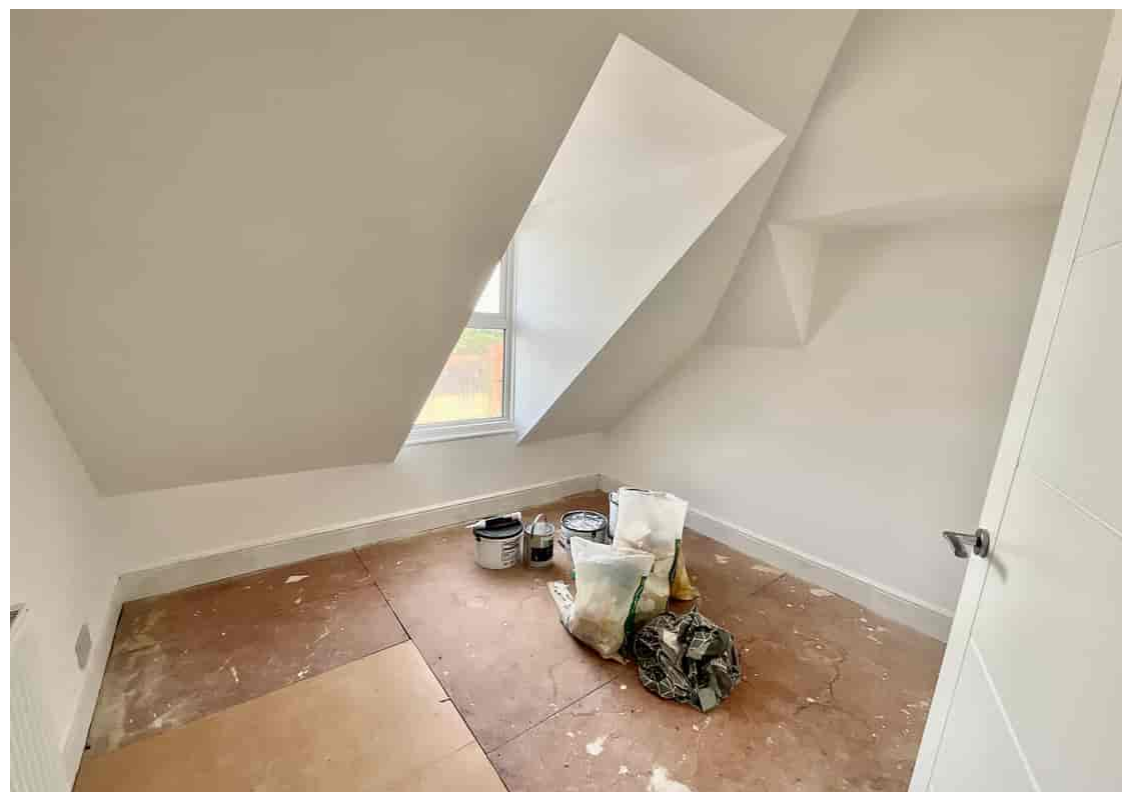
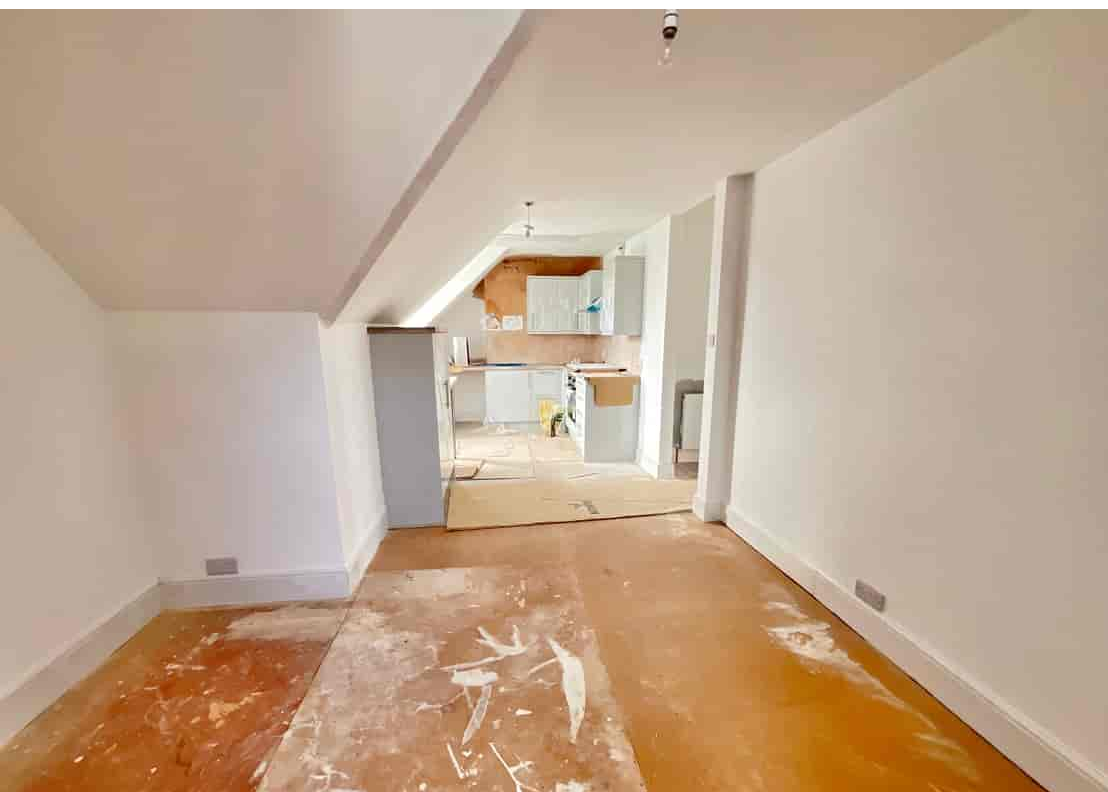




Flat 4 54 Amherst Road, BEXHILL-ON-SEA, East Sussex, TN40 1QW

Spacious Top Floor Apartment That Requires Completing (90% Refurbished) £179,950

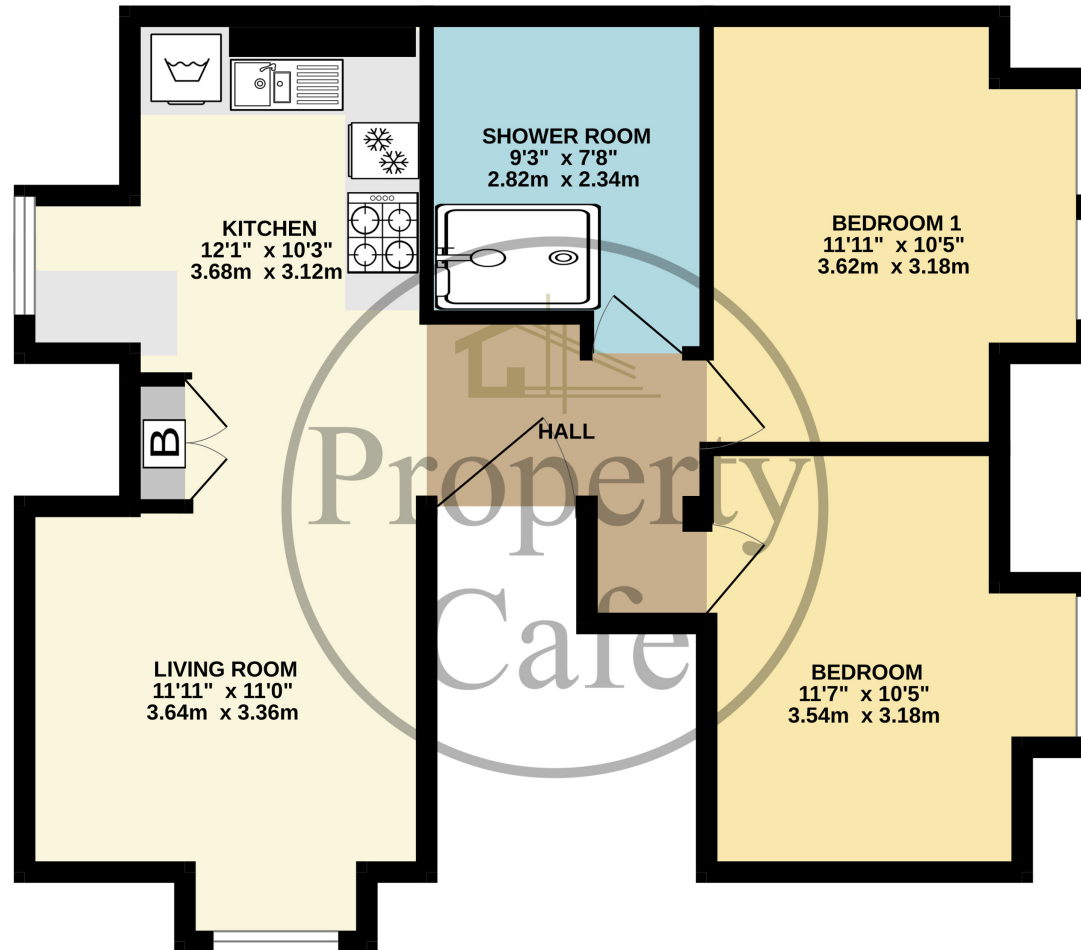




Have You Been Looking To Add Your Own Style & Finish To A Property ? Not wanting to completely refurbish then this apartment will offer you an ideal opportunity to complete the already 90% completed refurbishment. As the adjacent photos & floor plan will illustrate this Spacious Two Bedroom Top Floor Apartment has been 90% refurbished by the current owner & genuinely only requires the completion of works (This is mostly the 2nd fix plumbing in the kitchen & shower room). Accommodation & Benefits To Note Include : A Spacious Top Floor Two Bedroom Apartment * Sold 90% Refurbished * Requires Completion Of The Works * Majority Of Refurb Works Completed * Requires '2nd Fix' Plumbing & Finishing * Access Will Be Permitted To Complete The Works Between Exchange & Completion * Priced Realistically To Reflect Works * Already Re-plastered & Replumbed * Central Heating & Double Glazed * An Ideal First Time Buy / Buy To Let * Excellent additional Potential & Scope * As Stated Just Requires Final Completion Of Works * Long Original 999 Year Lease * Close To Town Centre & Station * Lovely Views Across Bexhill Town * Lovely Peaceful Neighbourhood * **The Communal Works That Are Required Will Be Covered * Being Sold By The Freeholder & Sold With No Onward Chain ... Call Our Bexhill Office 01424 224488.**



TOP FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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Looking To Add Your Own Style & Finish ? Not wanting to completely refurbish then this apartment will offer you an ideal opportunity to complete the already 90% completed refurbishment. As the adjacent photos & floor plan will illustrate this Spacious Two Bedroom Top Floor Apartment has been 90% refurbished by the current owner & genuinely only requires the completion of works (This is mostly the 2nd fix plumbing in the kitchen & shower room) The Apartment Being Sold By The Freeholder & Sold With No Onward Chain* For Additional Details Please Call Our Bexhill Office 01424 224488.





Tenure: Leasehold : 99 Year Lease Service Charge (25%) Of Costs Ground Rent: TBA. Please note that the Freeholder currently owns all x4 apartments & will therefore cover the cost of the initial communal refurbishment costs but will need to set up a formal communal sinking fund. Flat 4 will in turn be responsible for 25% of any communal costs moving forward.

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Spacious Top Floor Apartment
 - Sold 90% Refurbished
- Requires Completion Of The Works
- Majority Of Refurb Works Completed
- Requires '2nd Fix' Plumbing & Finishing
- Access Will Be Permitted To Complete
 - Priced Realistically To Reflect Works
 - Already Re-plastered & Replumbed
- Central Heating & Double Glazed
- Ideal First Time Buy / Buy To Let
 - Long Original 999 Year Lease
 - Lovely Views Across Bexhill Town
 - Lovely Peaceful Neighbourhood
 - Close To Town Centre & Station
- Communal Works Required Will Be Covered
 - Sold With No Onward Chain

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