

Bexhill Office
01424 224488
Little Common Office
01424 848422

sales@propertycafe.co



Property Cafe

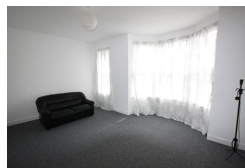


Flat 3, 22 Western Road, Bexhill On Sea, TN40 1DX

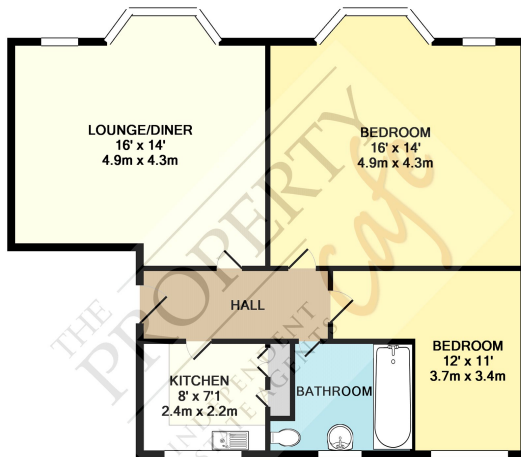
£119,950 Leasehold

The Property Cafe are pleased to present for sale this newly refurbished first floor flat situated in the heart of Bexhill town centre close to local amenities, mainline railway and the seafront. Accommodation in brief comprises; Entrance hall giving access to the spacious lounge/diner with bay window, newly fitted modern kitchen with generous storage cupboards, double bedroom with bay window, newly fitted bathroom suite with wash hand basin, WC and panelled bath with electric shower over and a further double bedroom. The property is presented in immaculate condition and further benefits include; Double glazing, gas central heating and neutral decor throughout. The property is being offered for sale **CHAIN FREE**. To avoid disappointment your earliest viewing is highly recommended please call (01424) 224488

- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- BRIGHT & SPACIOUS ACCOMMODATION
- NEWLY FITTED BATHROOM SUITE
- NEUTRAL DECOR
- CARPETS AND CURTAINS
- TOWN CENTRE LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- CHAIN FREE
- LEASEHOLD



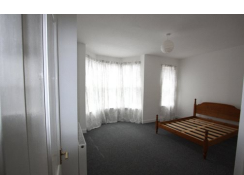
PROPERTYCAFE.CO



TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2012



LEASE DETAILS:

Tenure: Leasehold

Current Length of Lease: 99 years with Approx 94 years remaining

Ground Rent: Approx £150.00 per annum

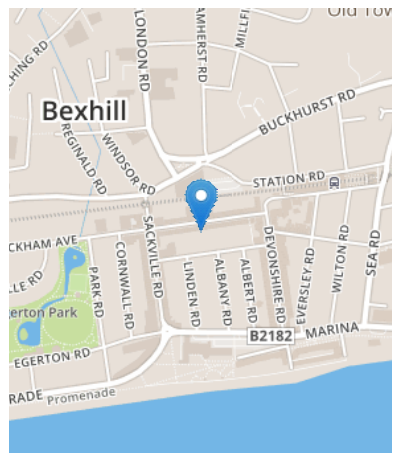
Maintenance Charge: Approx £150.00 per annum

Building Insurance: Approx. £45.00 per annum

Council Tax Band: A

DIRECTIONS:

From our office in Bexhill directly opposite is Western Road. The property can be found half way up on the left hand side over the Co-Op



Energy Performance Certificate



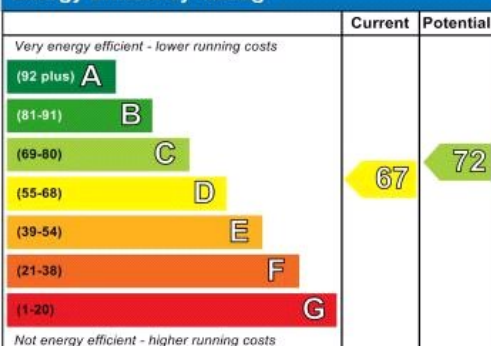
Flat 3
22, Western Road
BEXHILL-ON-SEA
TN40 1DX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Mid-floor flat
19 January 2011
19 January 2011
0888-2821-6792-9999-2995
RdSAP, existing dwelling
63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



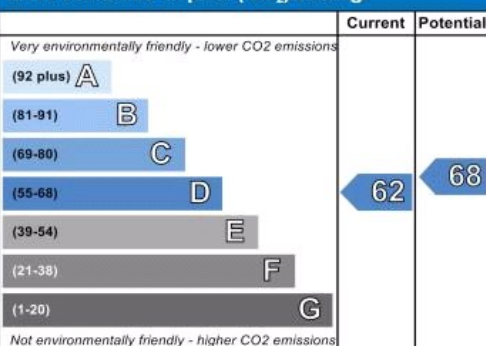
England & Wales

EU Directive
2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	289 kWh/m ² per year	248 kWh/m ² per year
Carbon dioxide emissions	3 tonnes per year	2.6 tonnes per year
Lighting	£69 per year	£34 per year
Heating	£475 per year	£436 per year
Hot water	£99 per year	£88 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.