



79a Reginald Road, Bexhill on Sea, East Sussex, TN39 3PQ

One Bedroom Garden Flat In A Convenient Town Centre Position £149,950 - Leasehold





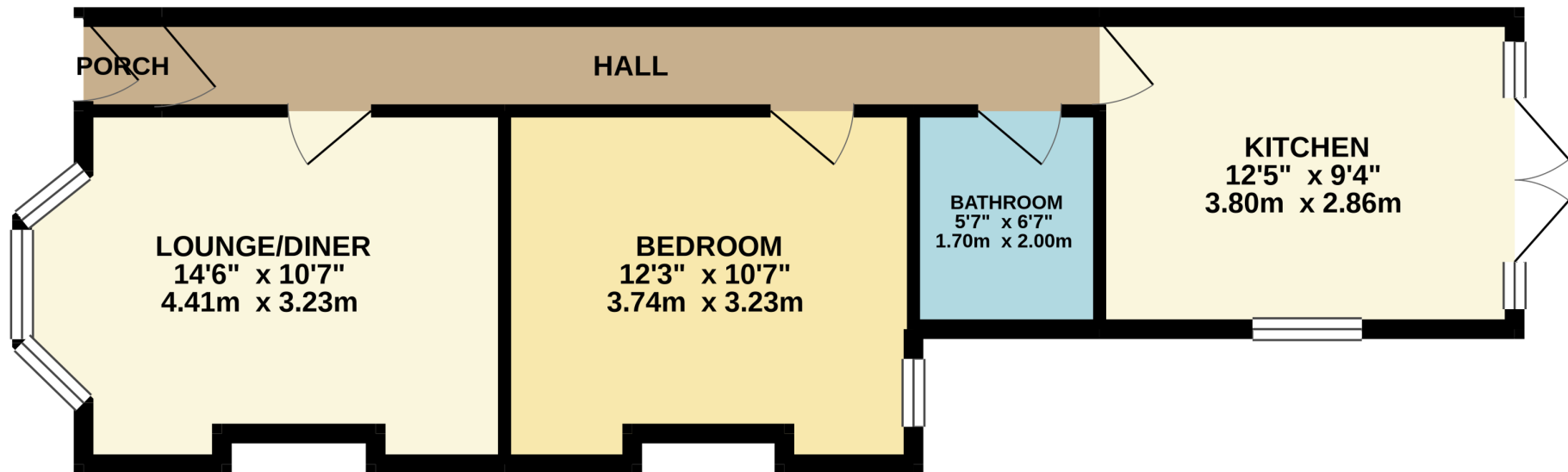
Property Cafe are delighted to present to the market this unique one bedroom, garden flat with its own front door for sale positioned in a sought after town centre location. Accommodation and benefits include; Private front door and area of front garden/courtyard; inner hallway giving access to all internal rooms; Spacious lounge with feature bay window; Fitted kitchen/breakfast room offering ample cupboard & worktop space in addition to french doors leading to the garden; Well proportioned double bedroom with a partial view of the garden; Family bathroom comprising of bath & overhead shower, wash basin & WC. Externally this flat boasts a private west facing rear garden containing an area of patio, lawn and shed. The property is offered for sale in neutral colour schemes throughout, in need of some modernisation and with no onward chain. We recommend you view at your earliest convenience.

Remaining lease length - 125 years * Service charge - £750 per annum * Ground Rent - £0 per annum.



GROUND FLOOR

505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 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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Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Annual Service Charge: 750
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



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.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Bexhill which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bedroom Garden Flat For Sale
- Private West Facing Rear Garden
 - Own Private Front Door
- Separate Lounge With Bay Window
- Spacious Kitchen/Breakfast Room

- Fitted Family Bathroom
- Gas Central Heated & Double Glazed.
- Sought After Town Centre Location
 - Sold With No Onward Chain
- Viewing Highly Recommended