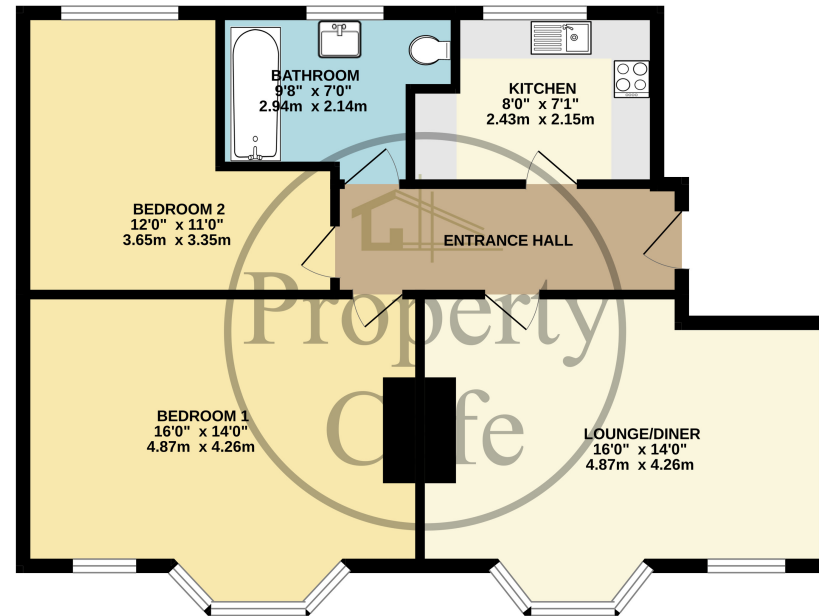




Flat 3, 22 Western Road, Bexhill-on-Sea, East Sussex, TN40 1DX
 Spacious Two Bedroom 1st Floor Flat In A Convenient Town Centre Location £180,000 - Leasehold

1ST FLOOR FLAT
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA - 672 sq.ft. (62.4 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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Property Cafe are delighted to present to the market this extremely spacious, two bedroom, 1st floor apartment for sale conveniently positioned in Bexhill's town centre. Accommodation and benefits include; A bright & airy entrance hall giving access to all internal rooms; Vast, bay front lounge/diner overlooking the high street; Fitted kitchen with ample cupboard & worktop space in addition to an integrated oven & hob; Two generous double bedrooms both offering plenty of space for freestanding wardrobes & bedroom furniture; Modern fitted family bathroom comprising of a bath with a newly fitted overhead shower attachment, wash basin and WC. The property is offered for sale in excellent decorative order throughout, gas central heated via a newly fitted boiler, double glazed and with no onward chain. We recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre 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, pharmacy & 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.

Remaining lease length - Currently in the process of being extended * Service charges - As & when + Building insurance contribution - Approx £180 Per annum
* Ground rent - £150 Per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(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 

Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.

Receptions: 1
EPC Rating: C (70)
Annual Service Charge: 180
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

- Two Bedroom 1st Floor Flat For Sale
- Spacious Bay Front Lounge/Diner
- Fitted Kitchen Including An Integrated Oven & Hob
- Two Generous Double Bedrooms
- Modern Fitted Family Bathroom

- Communal Roof Terrace
- Gas Central Heated
- Double Glazed Throughout
- Convenient Town Centre Location
- Sold With No Onward Chain