



FLAT 1, 15 LINDEN ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 1DN
£235,000 LEASEHOLD

ENTRANCE HALL

Accessed via a wooden front door. Double glazed window to side, laminate wood flooring, part wood panelled walls, radiator and storage cupboard.

LIVING/DINING ROOM

13' 5" x 12' 7" (4.09m x 3.84m) Double glazed French doors to rear opening to the rear garden. Laminate wood flooring, radiator, picture rail and coved ceiling.

KITCHEN

12' 1" x 8' 10" (3.68m x 2.69m) Double aspect, double glazed windows to side and rear plus a UPVC door side opening to the rear garden. A fitted kitchen with a range of matching base and wall units with worktop surfaces over incorporating a stainless steel, one and a half bowl sink with mixer tap. Fitted gas hob with extractor hood over and electric oven below. Space for a washing machine, fridge/freezer, tumble dryer and dishwasher. Vinyl flooring.

BEDROOM 1

17' 1" x 12' 8" (5.21m x 3.86m) Max. into bay. Double glazed bay window to front, radiator, laminate wood flooring, picture rail and coved ceiling.

BEDROOM 2

14' 10" x 8' 2" (4.52m x 2.49m) Double glazed window to front, radiator and picture rail.

BATHROOM/WC

Frosted double glazed window to side. Low level WC, wall mounted wash hand basin, panelled bath with mixer tap, shower attachment and shower screen. Heated towel rail, tiled flooring and part tiled walls.

REAR GARDEN

To the rear of the property there is a paved patio seating area leading to lawned garden which is enclosed with raised flower beds and boarders. A lovely pergola seating area, outside tap and lighting plus a timber shed.

AGENTS NOTES

Council Tax Band A

EPC Rating D

The lease was extended in 2014 to 125 years

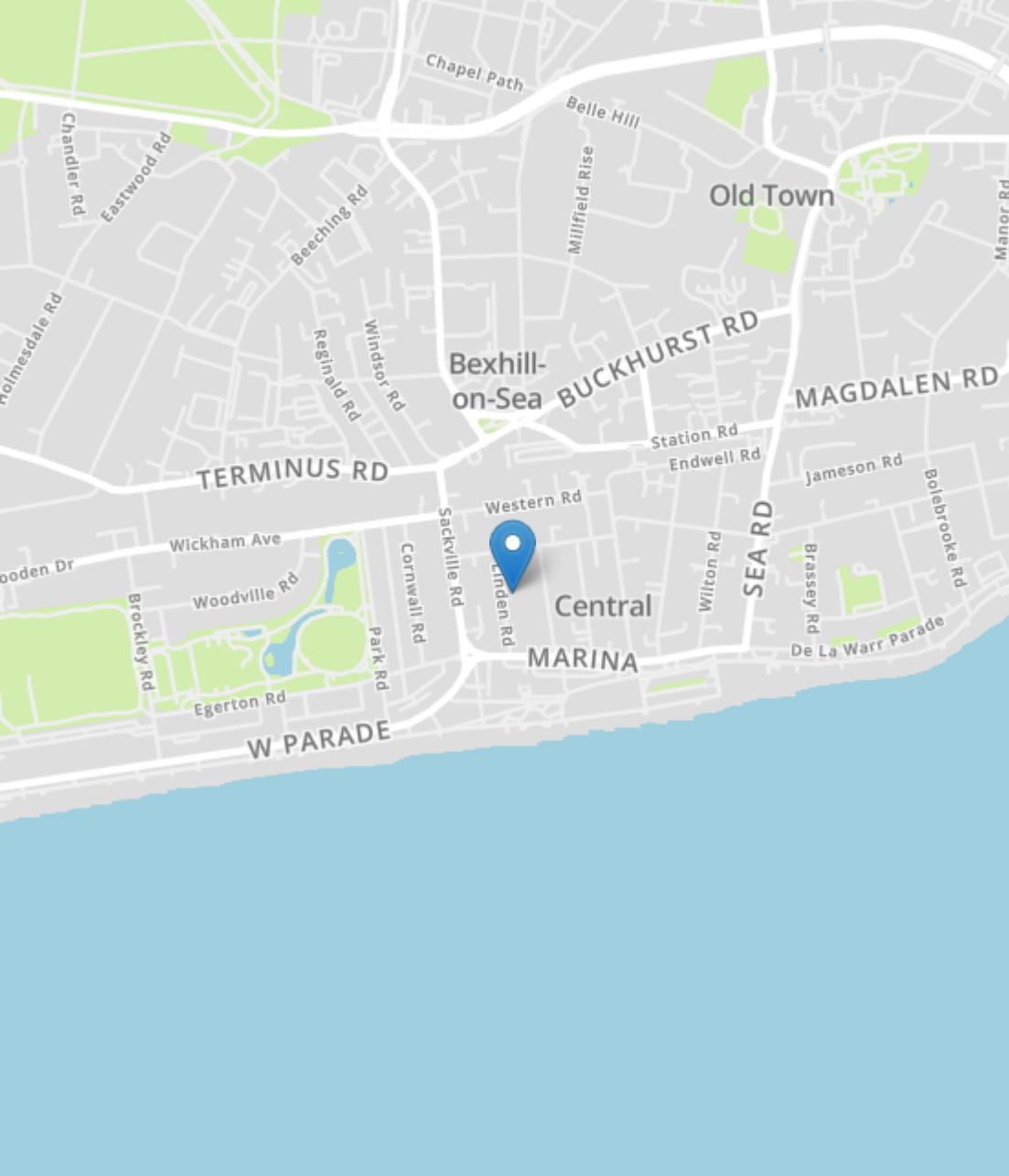
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

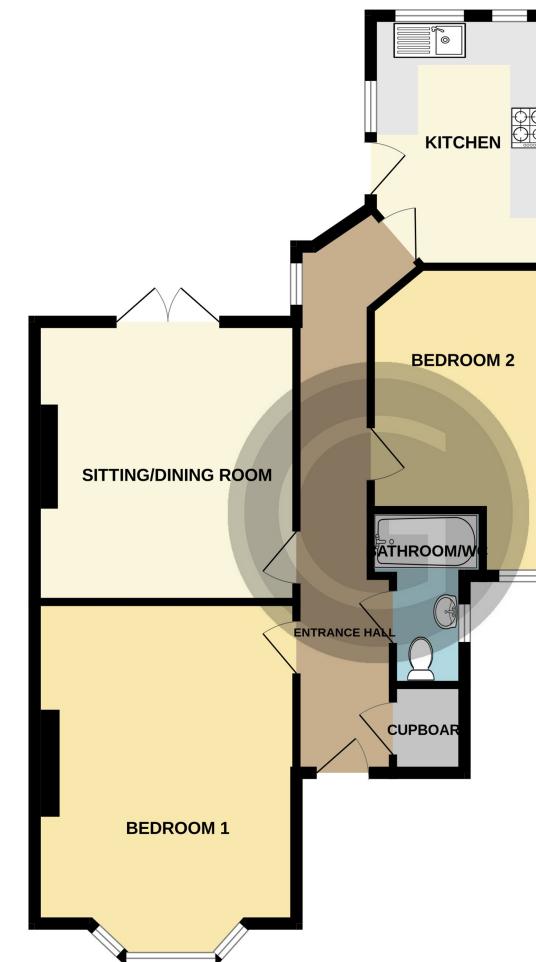
DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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