




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 2, 32 Wilton Road, Bexhill-on-Sea, East Sussex
£159,950 TN40 1HX
1 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

Located 200 metres from Bexhill's seafront promenade, Bexhill Estates is pleased to offer this ground-floor garden flat for sale. The property forms part of the ground floor of this Victorian building and has been recently re-decorated. In brief, there is a communal entrance hall leading to the apartment entrance. You will find a lounge/diner with a feature bay window and a good-size double bedroom with original French doors opening out to the courtyard. There is a fitted kitchen with an integrated electric oven & hob as well as space for appliances. From the lounge, a lobby area leads to the bathroom suite and a fitted kitchen to the rear. The kitchen has matching wall and base units with laminated work surfaces. There is an integrated electric oven & hob, as well as space for appliances and a door opening to the rear garden. Furthermore, the apartment benefits from a private west facing rear garden, predominantly laid to lawn with a pretty courtyard area, ideal for alfresco dining. In addition, the property boasts high ceilings, original sash windows, a large storage cupboard, electric heating, an up to date consumer board and a private west-facing rear garden. *Please note that the photographs were taken prior to a tenancy and new double glazing has been installed throughout majority of the property since*



Key Features:

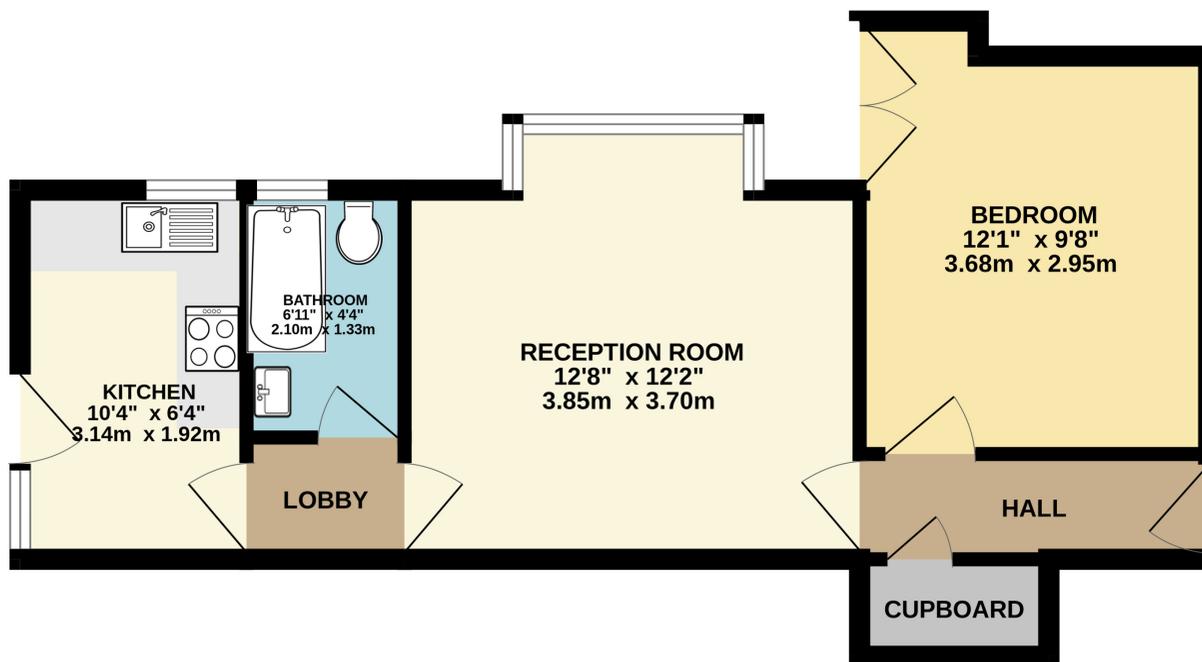
- Ground Floor Flat
- Just Over 250 Metres To Bexhill Train Station
- 200 Metres To Seafront Promenades
- Private West Facing Rear Garden
- No Onward Chain
- Recently Re-decorated

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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location -

The apartment is located in Bexhill town centre, just 200 metres from the iconic seafront promenade. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is just over 250 metres away and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Maintenance Information -

TENURE - Leasehold
 LEASE TERM- 125 years from 2004
 MAINTENANCE CHARGE - £1200 per annum, paid twice yearly and includes ground rent charge
 Subletting is allowed however, holiday letting is not allowed. We await confirmation if pets are allowed.

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