



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

9 Berkeley Mansions, Knole Road, Bexhill-on-Sea, East  
Sussex TN40 1LJ

**£230,000**

 2 Bedroom

 1 Bathroom

 1 Reception



## AT A GLANCE...

With direct sea views and no onward chain, this charming apartment is adjacent to the seafront promenades. It is located on the top floor of this iconic grade II listed building, within walking distance of the Town Centre and the mainline railway station. Accommodation includes; A particularly well-kept communal entrance with lift & stair access to the top floor. The modern fitted kitchen includes an integrated oven & hob, together with space for a table & chairs. A double bedroom with fitted wardrobes is adjacent to the kitchen, both of which have beautiful uninterrupted sea views. With views of the bowling green, the lounge provides ample space for both living room and dining room furniture. Additionally, a single bedroom and a modern shower room are included. The property comes with a share of freehold and no onward chain!



### Key Features:

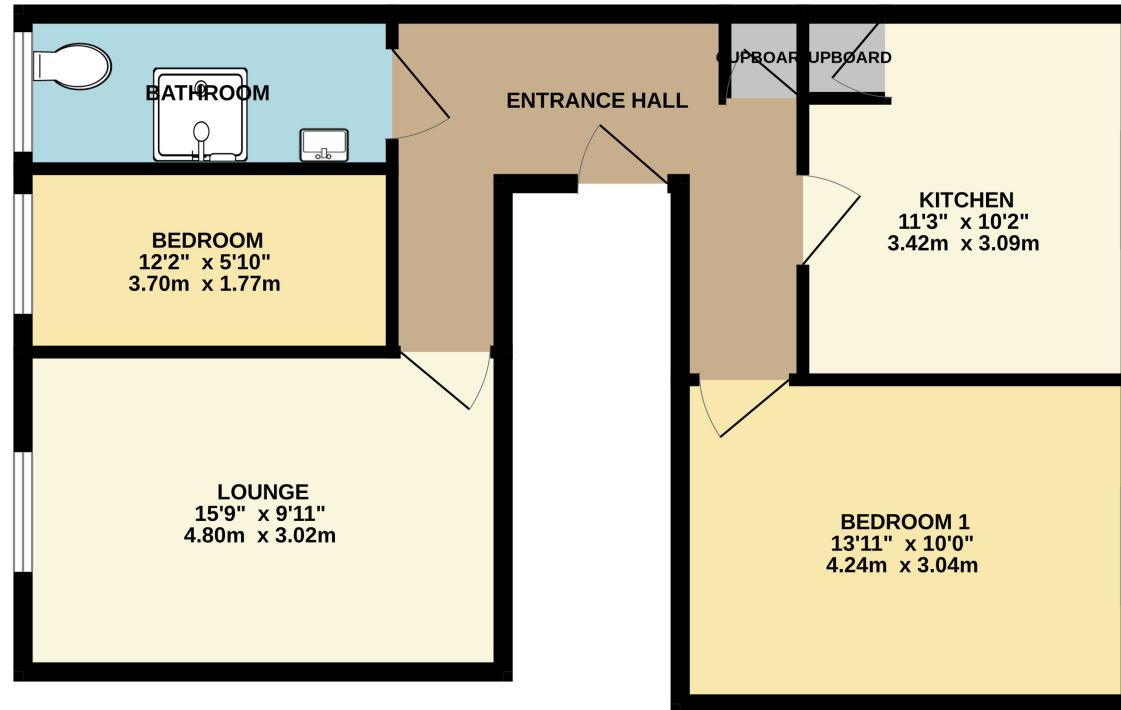
- Iconic Grade II Listed Building
- Direct Sea Views
- Modern Kitchen & Shower Room
- No Onward Chain
- Top Floor Apartment
- Two Bedrooms
- Share Of Freehold
- Adjacent To Seafront Promenades

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## GROUND FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Location

The apartment is located on the top floor of this well maintained grade II listed building adjacent to Bexhill seafront promenades offering stunning sea views. Bexhill town centre is within walking distance with an array of 'day-to-day' shops, as well as many highly regarded restaurants and the iconic De La Warr pavilion. Bexhill mainline railway station is just 0.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

### Lease & Maintenance Information

Tenure - Share Of Freehold  
 Lease Term - TBC  
 Service Charge - TBC.

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