



28a Sackville Road, BEXHILL-ON-SEA
TN39 3JL



PROPERTY DESCRIPTION

A well presented, one bedroom first floor flat situated in the heart of Bexhill town centre and located just a stones throw away from Bexhill seafront. Accommodation comprises; entrance hall, Living Room, Bathroom, double glazed windows, gas boiler and radiators. EPC - D

FEATURES

- One Bedroom
- First Floor Flat
- Situated In A Character Building
- Ideal First Time Purchase or Buy To Let
- Walking Distance to Bexhill Seafront
- Town Centre Location
- Viewing Advised
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal front door with entry phone system, communal entrance hall leading to first floor landing, private front door to entrance hall.

Private Entrance Hall

With radiator, door to sitting room.

Living Room

18' 8" x 16' 8" (5.69m x 5.08m) With feature fireplace and insert, two radiators, double glazed sash windows, ornate ceiling cornice.

Refitted Kitchen

13' 5" x 8' (4.09m x 2.44m) With single drainer, stainless steel sink unit with mixer tap and cupboards under, plumbing for dishwasher, range of working surfaces with cupboards and drawers below, built in four ring induction hob with electric oven below and extractor hood over, part tiled walls, plumbing for washing machine, space for fridge freezer, double glazed window overlooking the rear of the property, radiator and further built in cupboard.

Bedroom

13' 5" x 12' 4" (4.09m x 3.76m) With radiator, double glazed windows with outlook to side, opening through to dressing room/walk in wardrobe.

Dressing Room/Walk In Wardrobe

With double glazed window, radiator, wall mounted gas boiler and double glazed door giving access to the fire escape.

Bathroom

Fitted panelled bath with mixer tap and shower attachment, heated towel rail, pedestal wash hand basin, low level WC, tiled walls, frosted glass double glazed window.

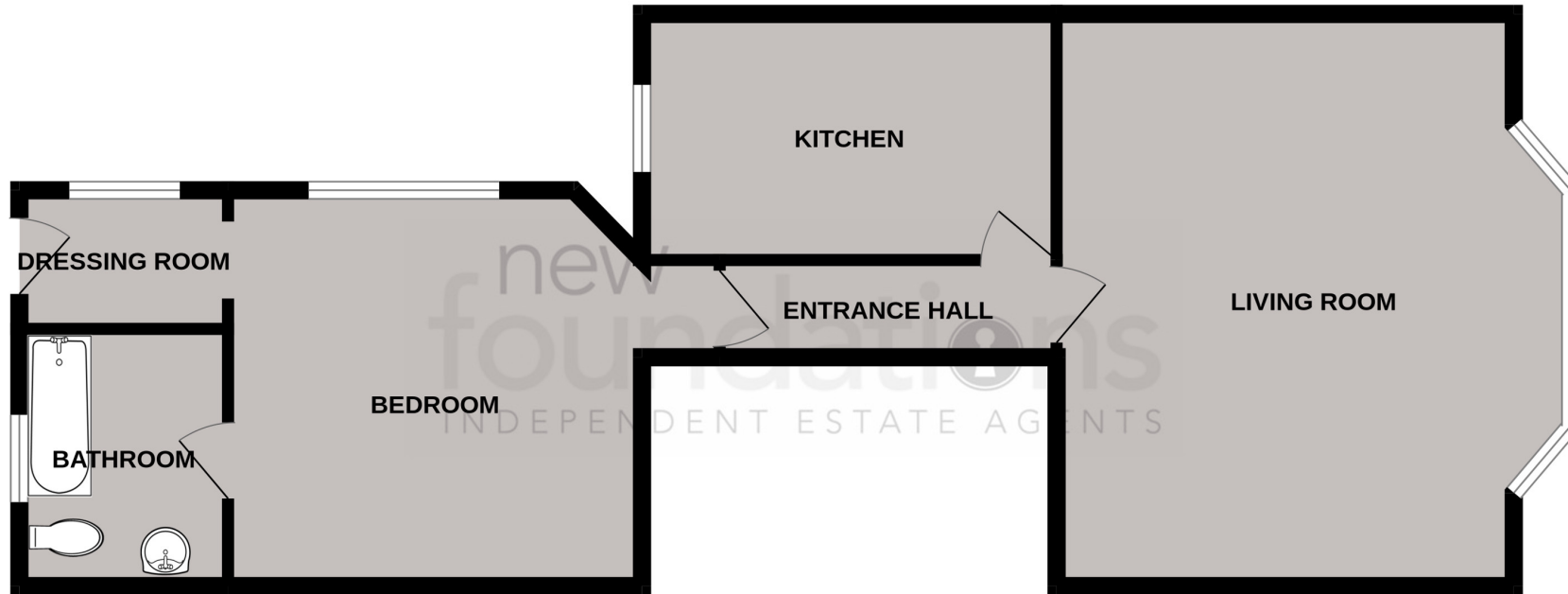
NB

We have been advised that the property is currently held on a 110 year lease. We have also been advised that the current ground rent is £150 per year and that the maintenance is a 1/3 share as and when required.

We have also been verbally advised that the boiler is 3 years old.



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	70
England, Scotland & Wales		EU Directive 2002/91/EC	

