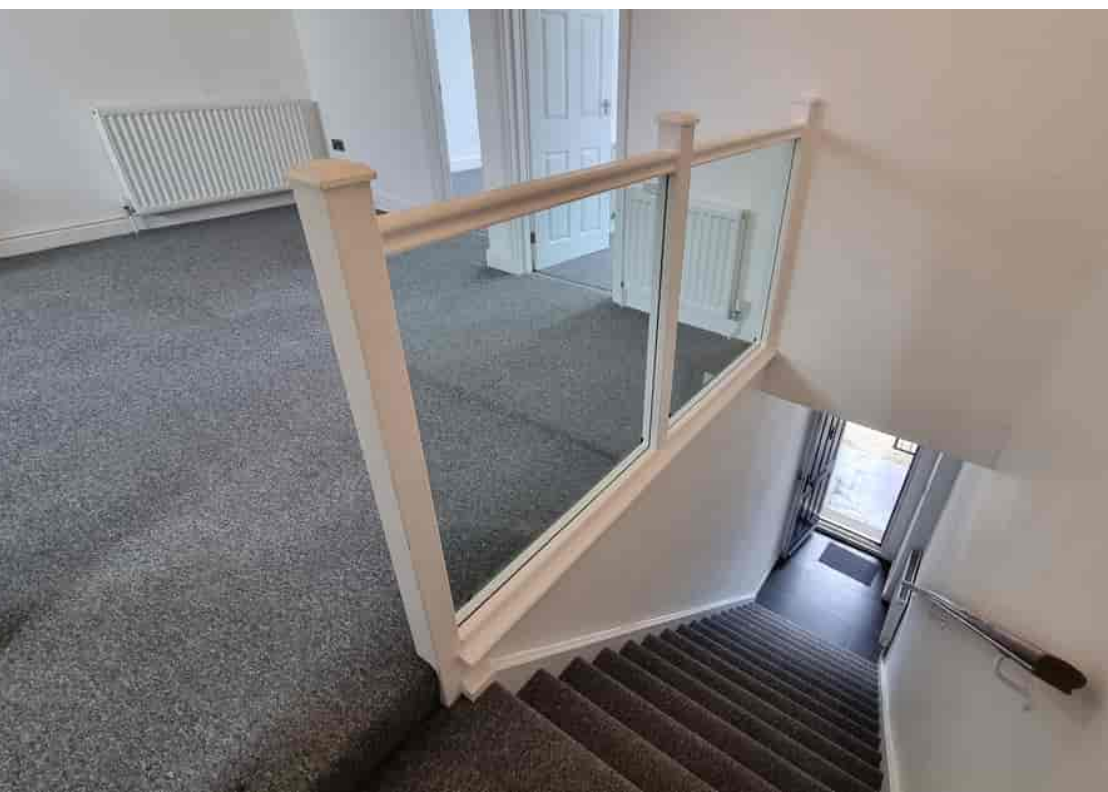




27a London Road, Bexhill-on-Sea, East Sussex, TN39 3JR  
Two Bedroom First Floor Maisonette Long Lease & Low Outgoings £169,950

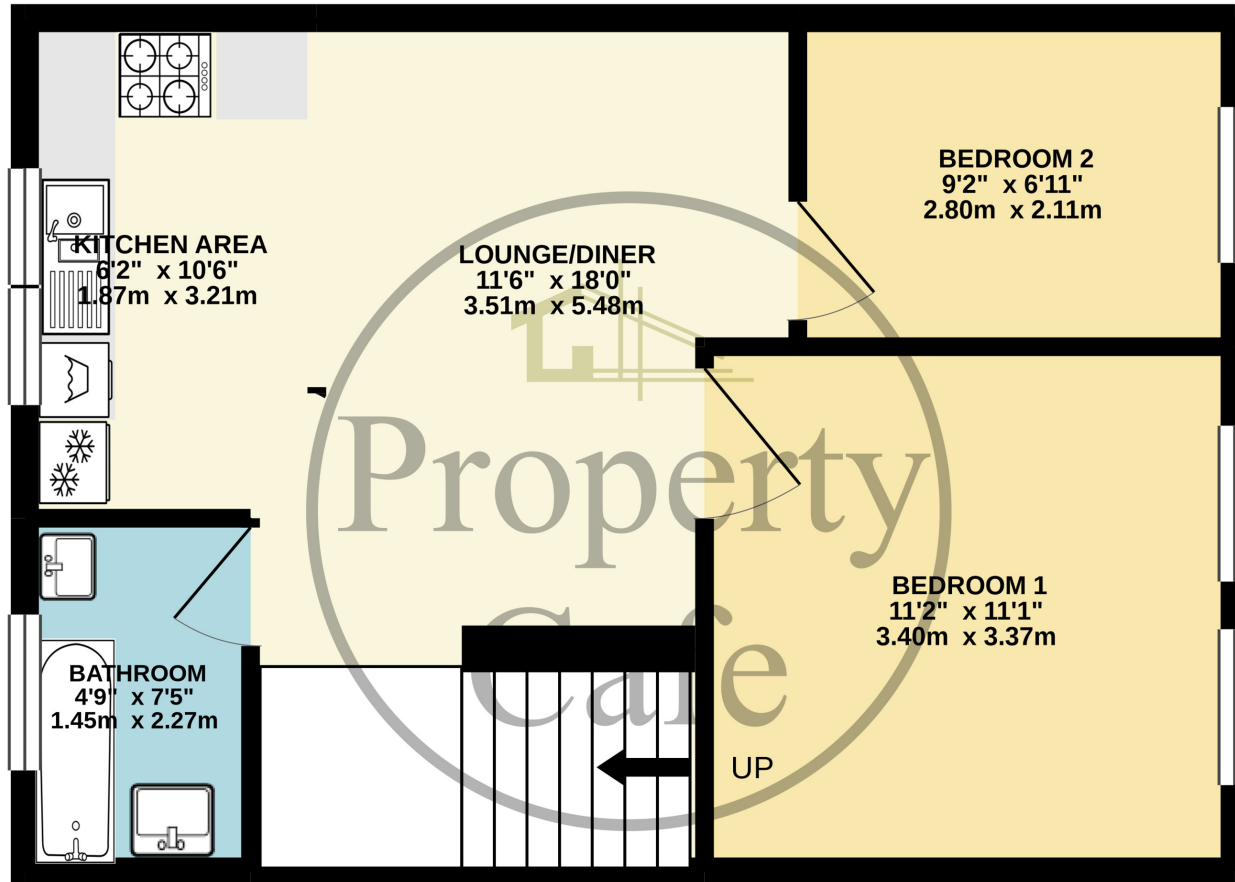




The Property Cafe is delighted to offer For Sale this well presented Two Bedroom First Floor Maisonette situated in the heart of the Town Centre. Accommodation & Benefits include: A secure gated entrance leading into an covered entrance lobby with UPVC front door leading into the inner hallway with carpeted stairs rising to the first floor. There is a large lounge-diner with open plan kitchen area, & glass balustrade, a modern fitted bathroom suite with shower over bath and low level W.C & two East facing bedrooms. The apartment is well presented throughout & is both central central heated & fully double glazed. Offered for sale in pleasant neutral colour scheme with quality fitted carpets & flooring you may note that there is a a good size storage loft with pull down ladder offering excellent scope & potential to develop. For additional details or to arrange your internal viewing, please contact our Bexhill Sales Team on 01424 224488.



**APARTMENT**  
**453 sq.ft. (42.1 sq.m.) approx.**



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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A Two Bed First Floor Maisonette \* Well Presented Apartment Throughout \* Two Bedrooms \* Central Heated & Double Glazed \* Own Private Gated Entrance \* An Immaculate Apartment Throughout \* Lovely Neutral Colour Scheme \* Good Size Lounge-Diner \* Carpeted Stairs & Glass Balustrade \* Good Size Storage Loft With Ladder \* Low Maintenance Charge & Long Lease \* Sought After Town Centre Location \* Excellent Additional Scope & Potential \* Vacant With No Onward Chain.





**Tenure: Leasehold : 125 Year Lease To Be Granted : Service Charge: Approx £1000. Per Year : Ground Rent: £150 Per Year.** At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Two Bed First Floor Maisonette
- Well Presented Apartment Throughout
  - Central Heated & Double Glazed
    - Own Private Gated Entrance
      - Two Bedrooms
  - An Immaculate Apartment Throughout
    - Lovely Neutral Colour Scheme
- Good Size Lounge-Diner
- Carpeted Stairs & Glass Balustrade
- Good Size Storage Loft With Ladder
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[www.propertycafe.co](http://www.propertycafe.co)



01424 224488