




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£325,000 High Street, Bexhill-on-Sea TN40 2HA
3 Bedroom 2 Bathroom 1 Reception



AT A GLANCE...

This exceptional ground floor apartment is nestled in the heart of the historic Bexhill Old Town and has been refurbished to the highest of standards. It offers light and spacious accommodation, offering a contemporary living space, whilst retaining a wealth of charm and character with ornate cornicing and ceiling roses and chandeliers throughout. Accommodation comprises impressive open plan kitchen/living room with the living room boasting Carrera marble fire place, solid wood shutters, solid wood parquet flooring and the high grade fitted kitchen with well thought out extras and good range of wall mounted and under worksurface cupboards, quartz worktop, kitchen island with breakfast bar, excellent range of integrated appliances, and exposed brickwork. The apartment benefits bedroom one having working fireplace and en-suite shower room with marble tiles and under floor heating, Burlington fixtures and fittings, shower enclosure, vanity unit with wash hand basin, wall mounted back lit mirror and w/c. The two further bedrooms have skylights and the main family bathroom boasts full size bath, vanity unit and wash hand basin and w/c, again with Burlington fixtures.

Additional benefits are newly fitted boiler, newly fitted electrical consumer unit, under floor heating, gas central heating, solid oak doors and Victorian style radiators. There is also EV (electric vehicle charger) and CCTV included. To the outside can be found the off road parking space.

Flat 3, 12 High Street, Bexhill-on-Sea, East Sussex, TN40 2HA

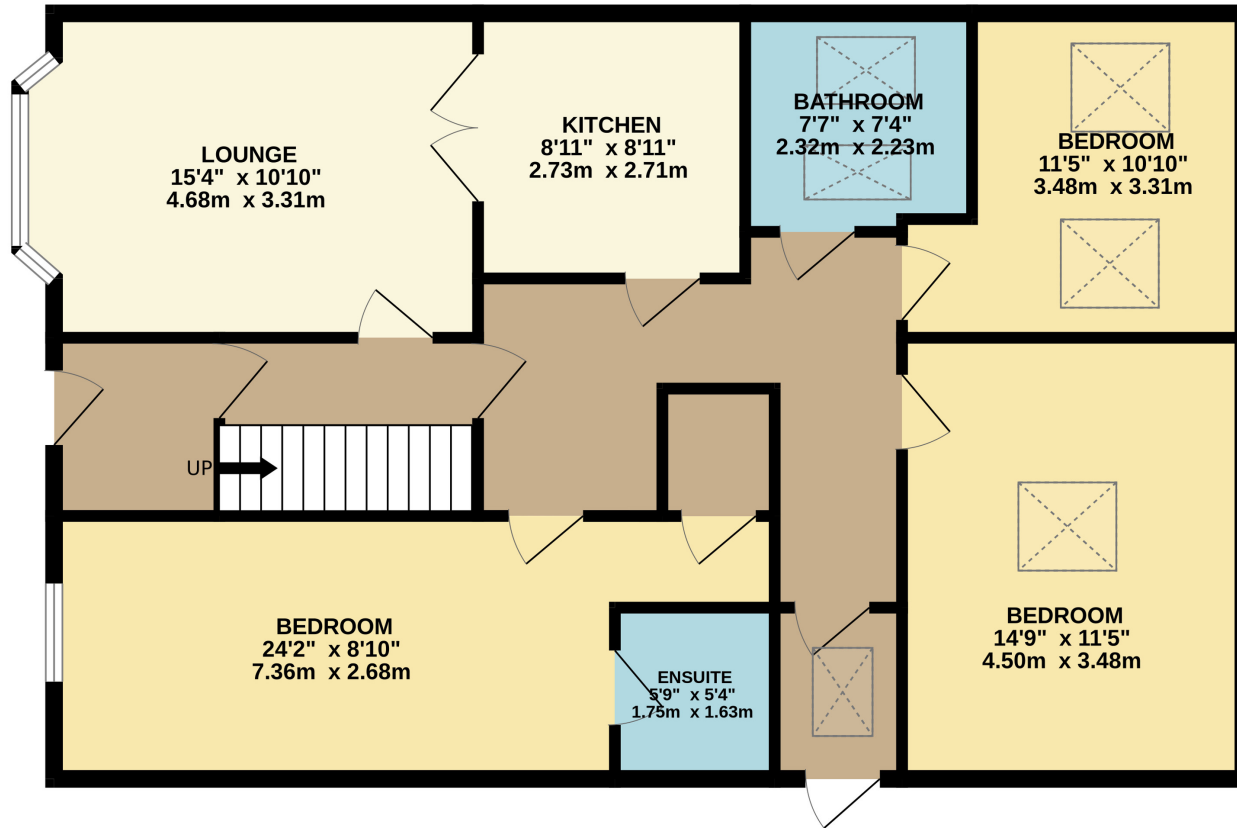
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Key Features:

- Rarely Available
- Three Bedrooms
- Heart Of Bexhill Old Town
- Share Of Freehold
- Ground Floor Apartment With Character & Charm
- Two Bathrooms
- Allocated Parking Space
- ***No Onward Chain***

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+)	A	64	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease and Maintenance Information

Tenure - Share of freehold
 Remaining lease term - 998 years
 Maintenance charge - As & when required
 Ground rent - N/A.

LOCATION

This impressive apartment can be found in the sought after area of Bexhill's historic Old Town. Just a short walk away can be found the the picturesque Manor Barn Gardens, Barrack Hall recreation ground, and the seafront promenades are within walking distance. Bexhill train station is just 0.4 miles away offering regular routes into; Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest Primary School bring St Peters & St Paul's rated as 'outstanding' by OFSTED. The closest secondary School is St Richards also rated as 'Outstanding' by OFSTED.

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