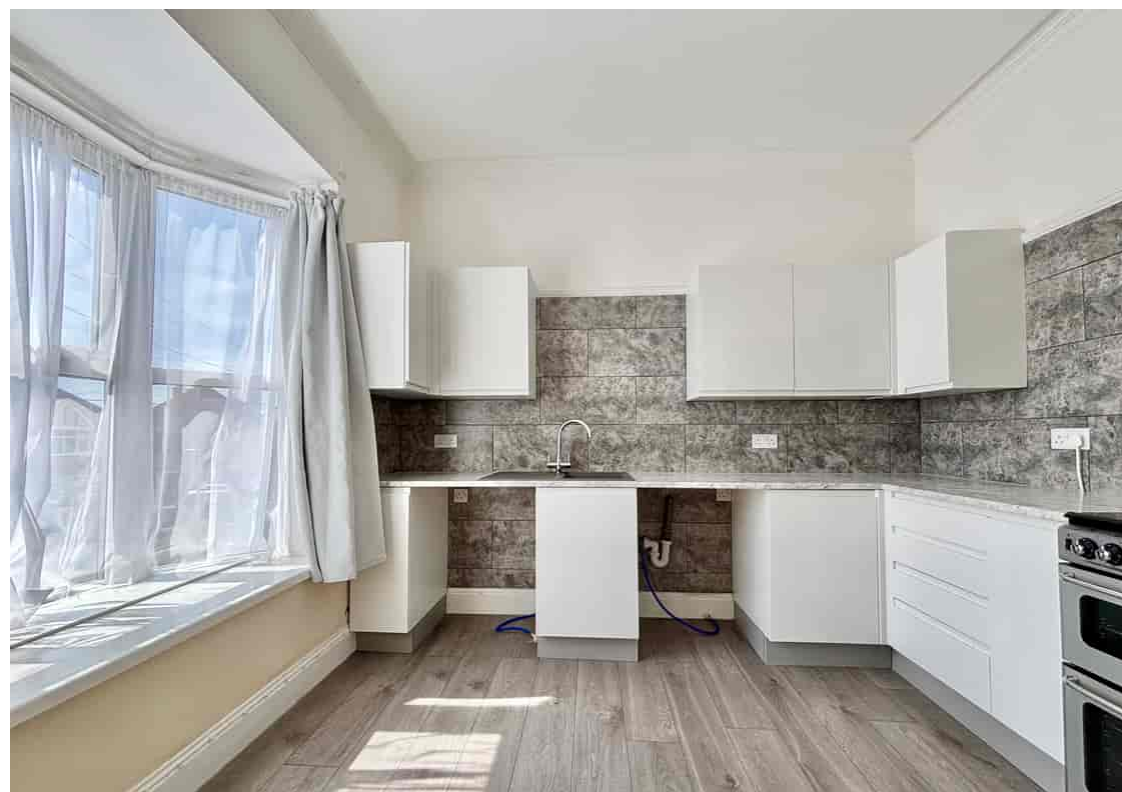
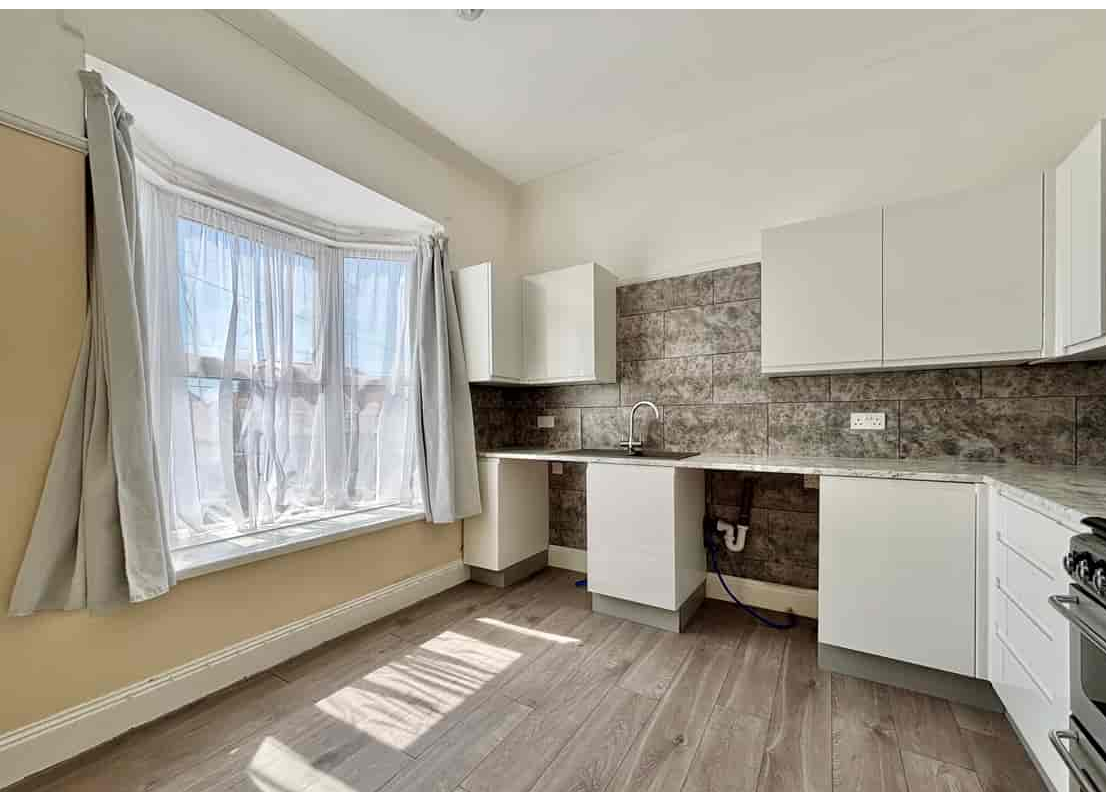




Flat 2, 30 Woodville Road, , Bexhill On Sea, East Sussex, TN39 3EU

Spacious Two Bedroom 1st Floor Apartment In An Excellent Central Location £210,000 - Leasehold



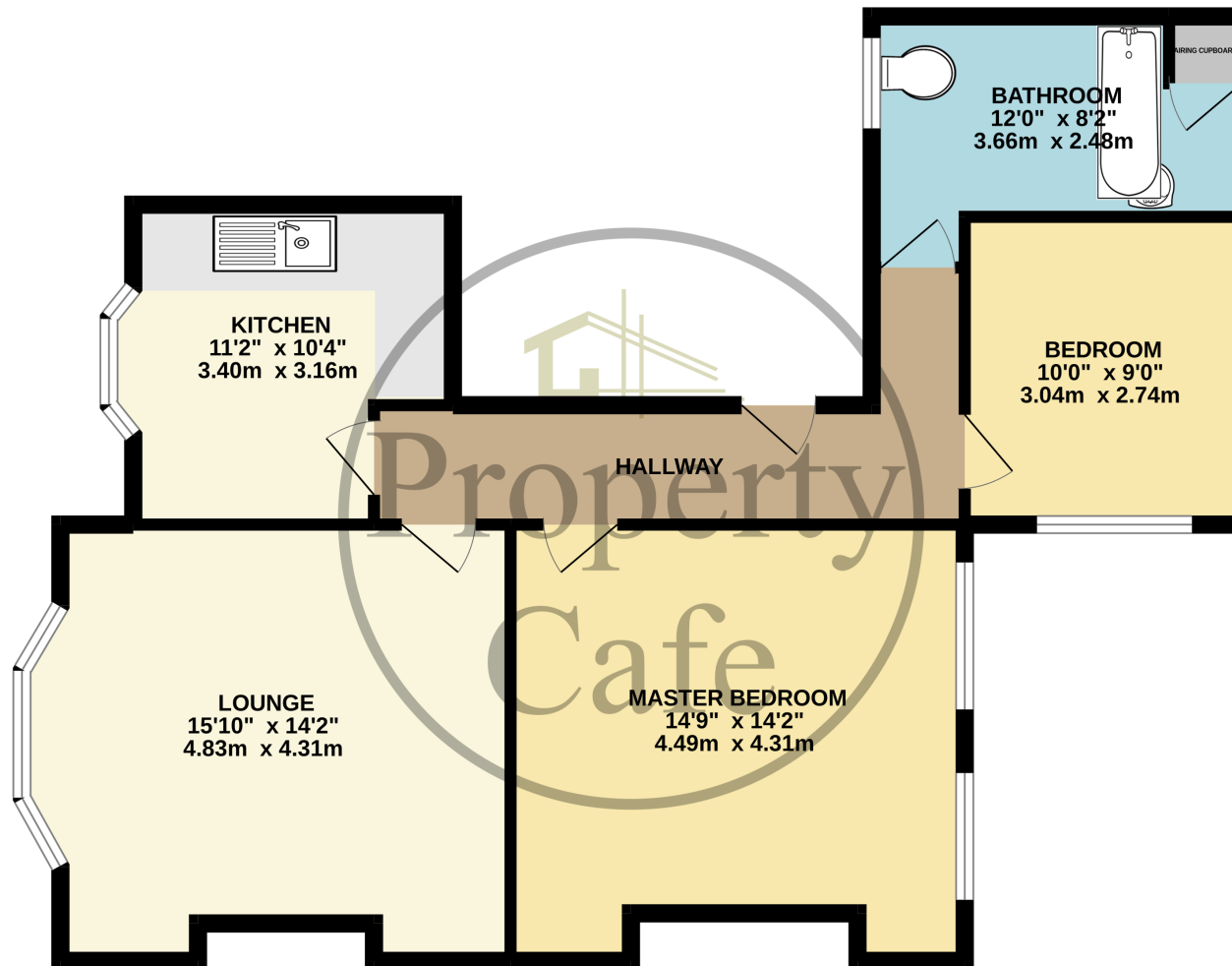


Property Café are delighted to present to the market this extremely impressive two bedroom, 1st floor apartment in a particularly sought after town centre yet peaceful tree-lined street of Bexhill. Accommodation and benefits include; A secure communal entrance area with entry phone system and internal staircase leading to the flat; Inner entrance hall giving access to all internal rooms; Spacious south facing lounge with stunning period features including a bay window and fireplace; Modern fitted kitchen/breakfast room with gloss units, ample work top and space for freestanding white goods and cooker; Two generous double bedrooms to the rear of the property the master particularly vast in size and featuring another fireplace; Family bathroom comprising of a bath with overhead shower, wash basin & WC. The property is offered for sale in neutral colour schemes throughout, updated consumer unit, gas central heated, double glazed, and with no onwards chain. We recommend you view at your earliest convenience.

Share of freehold available subject to negotiation * Remaining lease length - 900+ years * Service charge - £2700 * Ground rent - £15 Per Annum



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Annual Service Charge: 2700
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(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 		



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.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Spacious Two Bedroom Apartment For Sale
- Generous South Facing Lounge With Period Features
 - Modern Fitted Kitchen/Breakfast Room
- Secure Communal Entrance Area With Entry Phone System
 - 1st Floor Flat
- Gas Central Heated & Double Glazed
- Long Remaining Lease & Reasonable Outgoings
- Excellent Town Centre Yet Quiet Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended