



Flat 2 Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LN

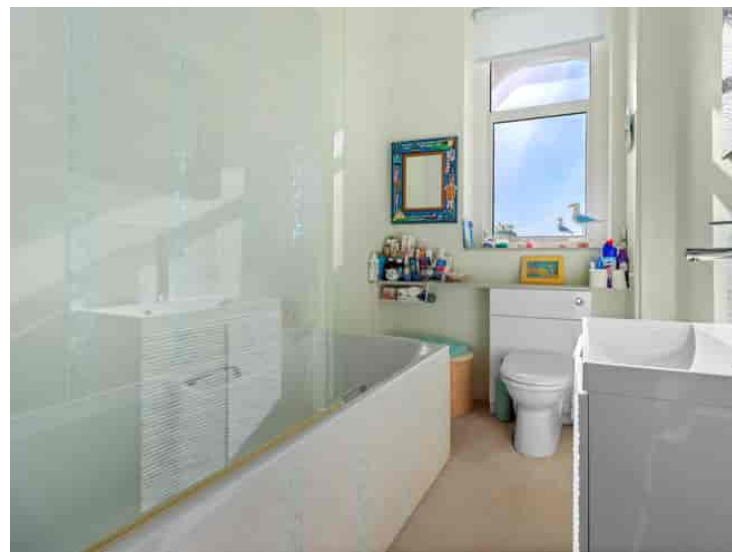
Stunning Grade 11 Listed Victorian Hall Floor Seafront Apartment £520,000 - Leasehold Share of Freehold





Discover this stunning Grade II Listed Victorian hall floor apartment, beautifully positioned in a highly sought-after seafront location that promises breathtaking sea views and timeless elegance. Rich in period character features, this exceptional property offers a unique blend of classic charm and modern comfort, making it a perfect family home or a luxurious seaside retreat. Boasting four good-sized bedrooms, this spacious apartment provides versatile accommodation for families of all sizes or those who require extra space for guests or a home office. The master bedroom is a true highlight, complete with an en-suite bathroom for added privacy and convenience. The neutral, well-presented décor throughout complements the character details, allowing you to move straight in and begin enjoying your new home. The heart of the apartment is undoubtedly the open plan kitchen-diner, designed to cater to both relaxed family meals and elegant entertaining. Large windows flood the space with natural light while framing stunning sea views that create a serene and inspiring atmosphere. Adjacent to this area is the amazing lounge, a perfect spot to unwind and take in the magnificent panorama, with access to a private terrace that extends your living space outdoors and offers uninterrupted views of the coastline.

A spacious open dining hall welcomes you into the property, setting an elegant tone as you enter this well-maintained and well-managed development. The apartment benefits from central heating and double glazing, ensuring comfort all year round. Residents also enjoy the lovely communal front garden, a peaceful green space to relax or socialize with neighbours. Offered with no onward chain, this elegant Victorian apartment presents a rare opportunity to own a piece of history combined with modern day living conveniences. The property is offered with a new lease and a share of the freehold, providing security and peace of mind for the future. Located in a prestigious and tranquil seafront setting, this remarkable apartment provides the perfect coastal lifestyle, close to local amenities, transport links, and picturesque walks along the shore. Whether you're seeking a permanent family home or a stylish second residence, this property's unique character, generous proportions, and stunning views make it a must-see. Arrange a viewing today to fully appreciate the quality, charm, and exceptional location of this Grade II Listed seafront apartment. Experience the best of coastal living combined with period elegance in a setting that is as breath-taking inside as it is outside.

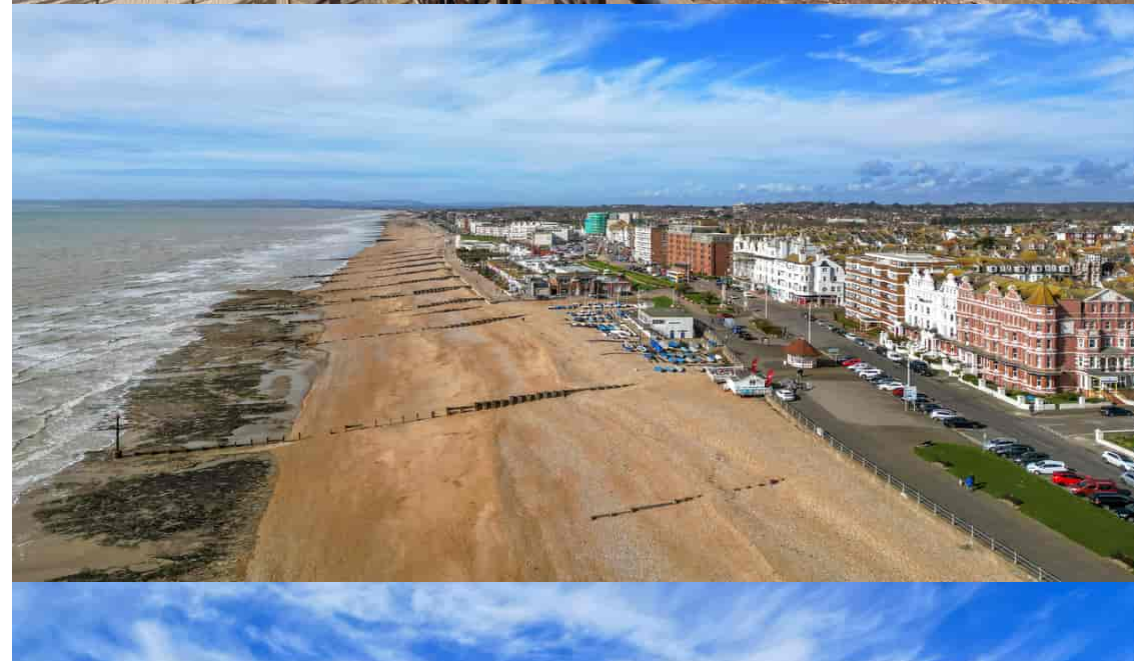


GROUND FLOOR



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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Bedrooms: 4
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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	70	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	

A Stunning Grade 11 Listed Victorian Hall Floor Apartment * Four Good Size Bedrooms * Master Bedroom with En-Suite * Amazing Lounge With Stunning Views * Open Plan Kitchen-Diner With Stunning Views * Lovely Period Character Features & Stunning Views * A Spacious Open Dining Hall * A Private Terrace With Stunning Sea Views Accessed Via Both The Main Reception & Kitchen-Diner * Lovely Communal Front Garden * An Elegant Victorian Hall Floor Apartment * Well Presented & Neutral Decoration * Central Heating & Double Glazing * Highly Sought After Seafront Location * A Well Managed & Well Maintained Development * Offered With New Lease & Share Of Freehold * Available With No Onward Chain.





Leasehold / Share Of Freehold - Lease Information: We have been advised that the property is share of freehold and a new lease will be added, service charge was £1250 per quarter for the year of 2023. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor. **Location :** The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Stunning Grade 2 Listing Apartment
 - Four Good Size Bedrooms
 - Master Bedroom with En-Suite.
- Amazing Lounge With Stunning Views
- Open Plan Kitchen-Diner With Stunning Views
 - Lovely Period Character Features
 - Spacious Open Dining Hall
- Private Terrace With Stunning Sea Views

- Lovely Communal Front Garden
- An Elegant Victorian Hall Floor Apartment
 - Well Presented & Neutral Decoration
 - Central Heating & D.Glazing
 - Highly Sought After Seafront Location
- A Well Managed & Well Maintained Development
- Offered With New Lease & Share Of Freehold
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