



Flat 6, 23 Magdalen Court, Magdalen
Road, Bexhill-on-Sea, East Sussex
TN40 1SB



PROPERTY DESCRIPTION

A particularly spacious 2 bedroom top floor flat with private south facing balcony situated just off Bexhill seafront and adjacent to Bexhill town centre and train station. Notable features include a bright double aspect lounge, refitted kitchen, gas boiler and radiators and garage, TO BE SOLD VACANT. EPC - D.

FEATURES

- Two Bedroom Purpose Built Top Floor Flat
- Modern Kitchen & Bathroom Fittings
- Particularly Spacious Rooms
- Garage
- Dual Aspect Lounge With Balcony
- Very Convenient Location
- Walking Distance To The Railway Station & Seafront
- TO BE SOLD VACANT
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door with security intercom leading to communal entrance hall with stairs to second floor landing, private front door leading to private entrance hall.

Private Entrance Hall

With security intercom phone, radiator, hatch to loft space.

Living Room

17' 5" x 11' 10" (5.31m x 3.61m) Double aspect facing south and east with double glazed windows, radiator, TV aerial point, double glazed door leading onto private balcony facing in a southerly direction with wrought iron railings.

Kitchen/Breakfast Room

11' 9" x 10' 5" (3.58m x 3.17m) With a range of modern fittings comprising; single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with four ring ceramic hob and cooker hood over, space for washing machine, space for fridge freezer, radiator, space for table, double glazed window overlooking the rear.



Bedroom 1

16' 2" x 11' 10" (4.93m x 3.61m) With two built-in double wardrobes, radiator, double glazed window with outlook to rear.

Bedroom 2

13' 1" x 9' 2" (3.99m x 2.79m) With radiator, double glazed window with easterly aspect.

Bathroom

With white suite comprising; metal panelled bath with shower over, concertina shower screen, pedestal wash hand basin, low-level WC, tiling to walls, radiator, double doors leading to boiler cupboard with wall mounted combination gas boiler, frosted glass double glazed window.

Outside

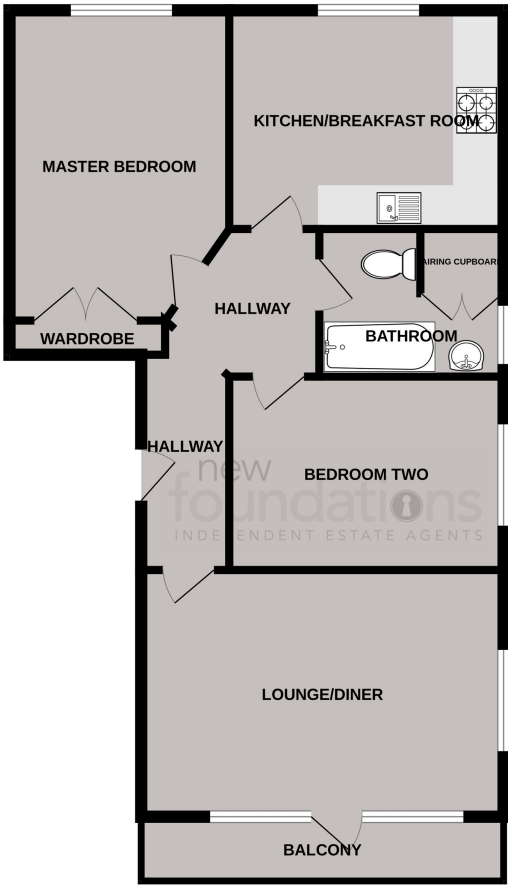
The property enjoys a single garage immediately to the rear of the property accessed via metal up and over door, there is also some communal gardens attached to the development.

NB

We have been advised that the property will be sold with 942 years remaining on the lease. Service charge is £1585 per annum.

FLOORPLAN

GROUND FLOOR



6, MAGDALEN COURT, MAGDALEN ROAD, TN40 1SB

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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