





PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom ground floor flat with PRIVATE GARDEN ideally located within the town centre of Bexhill with a range of amenities, shops, restaurants and cafes on your doorstep whilst the seafront and train station are only a short walk away. The accommodation comprises; communal entrance hall, private entrance hall, open plan lounge/kitchen with door leading to the garden, two bedrooms with the master providing access to the garden and fitted bathroom. To be sold with VACANT POSSESSION. EPC - D.

FEATURES

- Ground Floor Flat
- Two Bedrooms
- Good Size Private Garden
- Town Centre Location
- Open Plan Lounge/Kitchen Area
- Lounge & Bedroom Both Providing Access To The Garden
- Chain Free
- Vacant Possession
- Unique Opportunity
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door.

Entrance Hall

Accessed via private front door, cupboard housing fuse box.

Lounge

16' 1" x 10' 10" (4.90m x 3.30m) Double glazed window and door to the rear with the latter leading to the garden, radiator.

Kitchen

7' 1" x 6' 11" (2.16m x 2.11m) A modern fitted kitchen area comprising; a range of matching wall and base cupboards with fitted drawers, range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel splash-back and stainless steel extractor fan over, built-in electric oven

Bedroom One

16' 1" x 10' 5" (4.90m x 3.17m) Double glazed double doors leading to the garden, radiator, built-in cupboards.

Bedroom Two

13' 9" x 9' 2" (4.19m x 2.79m) A dual aspect room with double glazed windows to the rear and side, radiator.

Bathroom

A modern fitted three piece suite comprising; bath with shower attachment, low level WC, pedestal wash hand basin, chrome heated ladder style towel rail, tiled walls.

Garden

The rear garden is a good size for a town centre property.

Adjacent to the rear of the property there is a good size patio area ideal for table and chairs, area of lawn with fruit trees, stairs up to another large patio area.

NB

We have been verbally advised of the following;

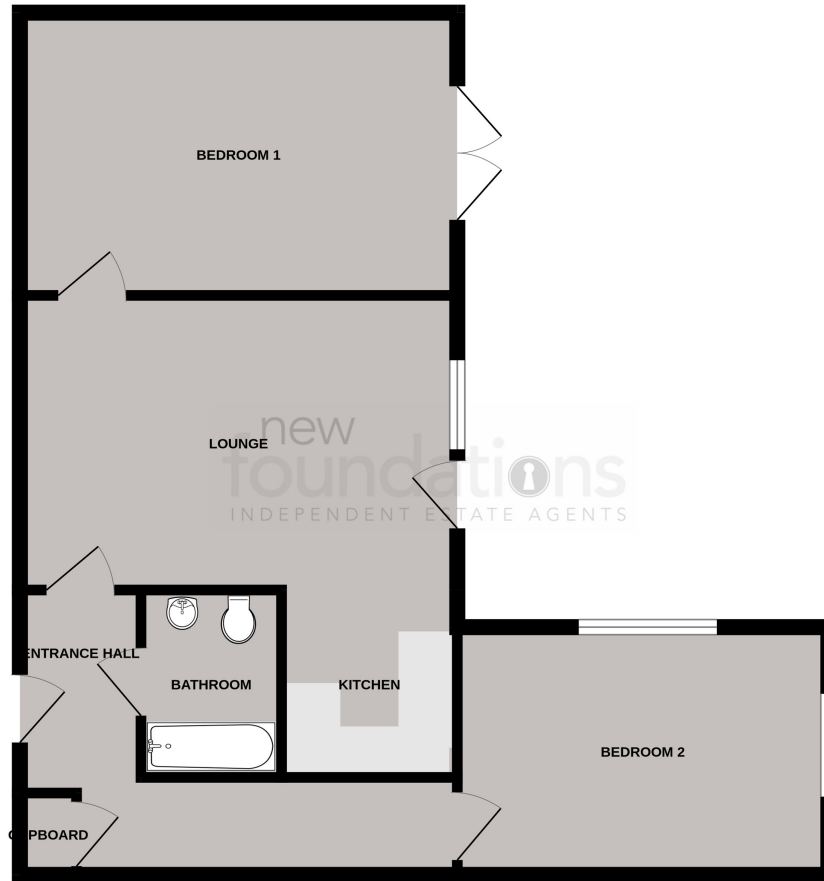
174 years remaining on the lease

Maintenance paid as and when required



FLOORPLAN

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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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

