



Bolebrooke Road, Bexhill-on-Sea, East Sussex, TN40 1ER  
Immaculate Ground Floor Apartment With Sea View Close To Town & Station £220,000







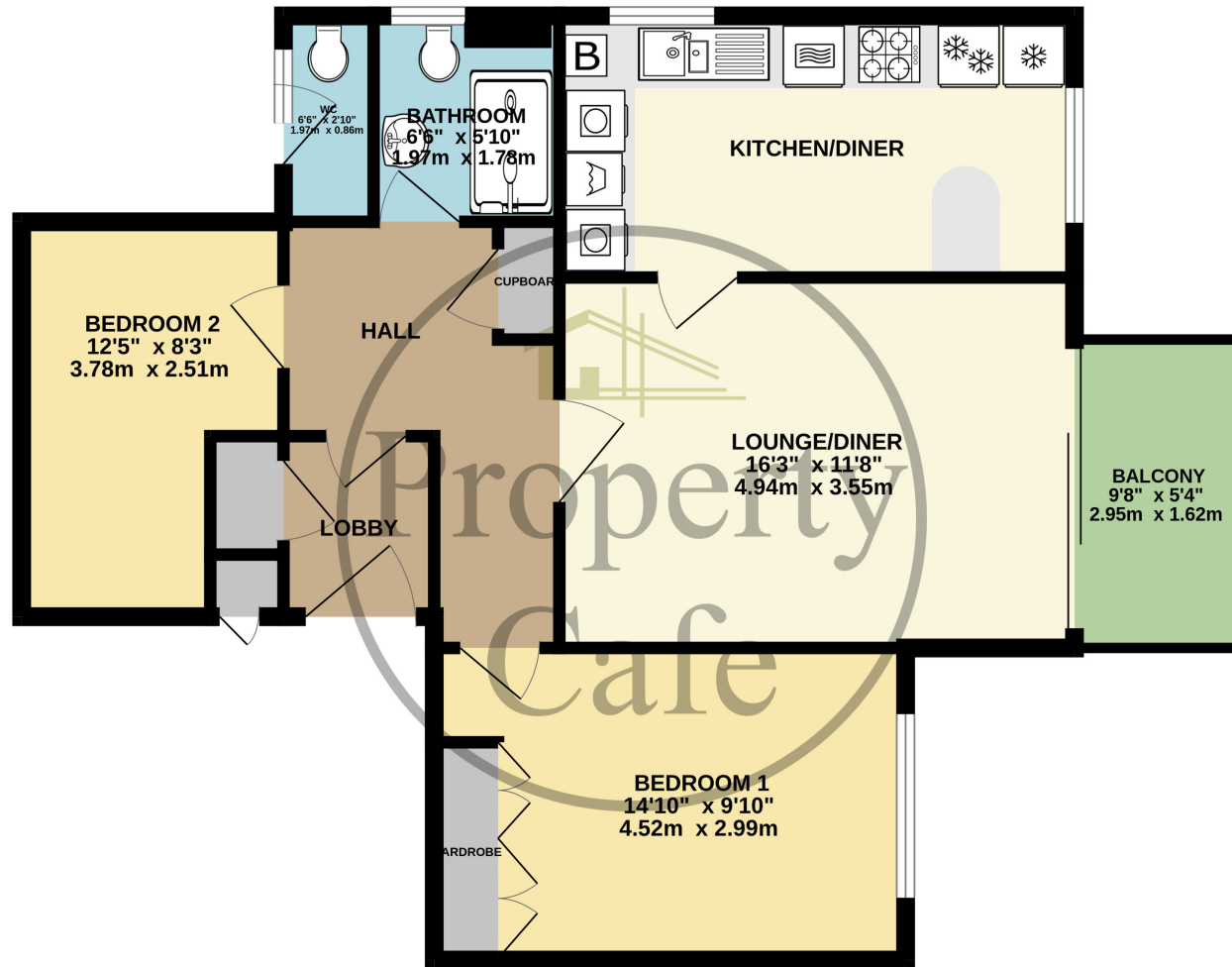
**GUIDE PRICE £220,000-£235,000)**The Property Cafe Is Delighted To Offer For Sale :  
**This beautifully presented and refurbished two bedroom, purpose built, ground floor apartment situated within a short walk from Bexhill Seafront & Town Centre.**  
The apartment offers a good size inner lobby with storage & a well presented inner hall, a lovely bright & spacious South facing lounge with private Sun balcony offering a lovely sea view, a bright & spacious modern kitchen-diner with a full range of appliances & breakfast table, a modern shower room & separate WC, a spacious master bedroom with fitted furniture, guest bedroom, lovely neutral decoration throughout, gas central heating (via a efficient gas combi boiler), double glazing throughout, an easy access covered private parking space, **You may also want to note that this is a well run 'residents managed' building with a long 950 year lease & low outgoings.** For additional details or to arrange to view please **contact our Bexhill sales team on 01424 224488**





# GROUND FLOOR

735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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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.





**GUIDE PRICE £220,000-£235,000) Tenure : Leasehold : 999 Years From 1975 : We are advised by or client that the current maintenance service charge is approximately £1014 per year : Ground Rent £200 Per Year : Buildings Insurance Contribution : £170 Per Year. Important Benefit To Note: The residents actually oversee the running of this building via a RTM (Right To Manage Co). The property is situated a short walk from the seafront & 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 on a daily basis, 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.**

- GUIDE PRICE £220,000-£235,000)
- Close To Town Centre, Seafront & Station
  - Modern Shower Room & Sep W.C
- A Two Bed Ground Floor Purpose Built Apartment
  - Bright & Spacious South Facing Lounge
  - South Facing Balcony With Sea Glimpse
    - Modern Fitted Kitchen-Diner
  - Master Bedroom With Built In Wardrobes
    - Good Size Guest Bedroom
- Inner Lobby & Well Presented Hall
- Covered Allocated Parking Space
  - Central Heated & D.Glazed
  - Small Communal Garden Area
  - Long Lease & Low Outgoings
  - Short Walk To The Town Centre
  - Sought After & Peaceful Location
- A RTM Building (Residents Managed Building)
  - Offered For Sale With No Chain

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