




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£295,000 7 Clifford Court, Clifford Road TN40 1QQ
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

An exceptional penthouse apartment with stunning views, a private south facing wrap around sun terrace and a share of freehold! The apartment is conveniently located and boasting abundant natural light with accommodation including; A well-kept communal entrance with stair & lift access to the penthouse. The spacious dual aspect lounge provides ample space for both living room and dining room furniture and there is bi-folding doors to the sun terrace. The fitted kitchen features a range of matching wall units and base units and an integrated dishwasher, fridge/freezer, together with space for a washing machine and tumble dryer. From the kitchen window, you can enjoy beautiful sunsets. The apartment has two double bedrooms, both with floor to ceiling fitted wardrobes and access to the sun terrace. Additionally, there is a modern bathroom suite and a separate cloakroom. Furthermore, the property comes with a garage en-bloc, communal parking and no onward chain!



7 Clifford Court, Clifford Road, Bexhill-on-Sea, East Sussex, TN40 1QQ

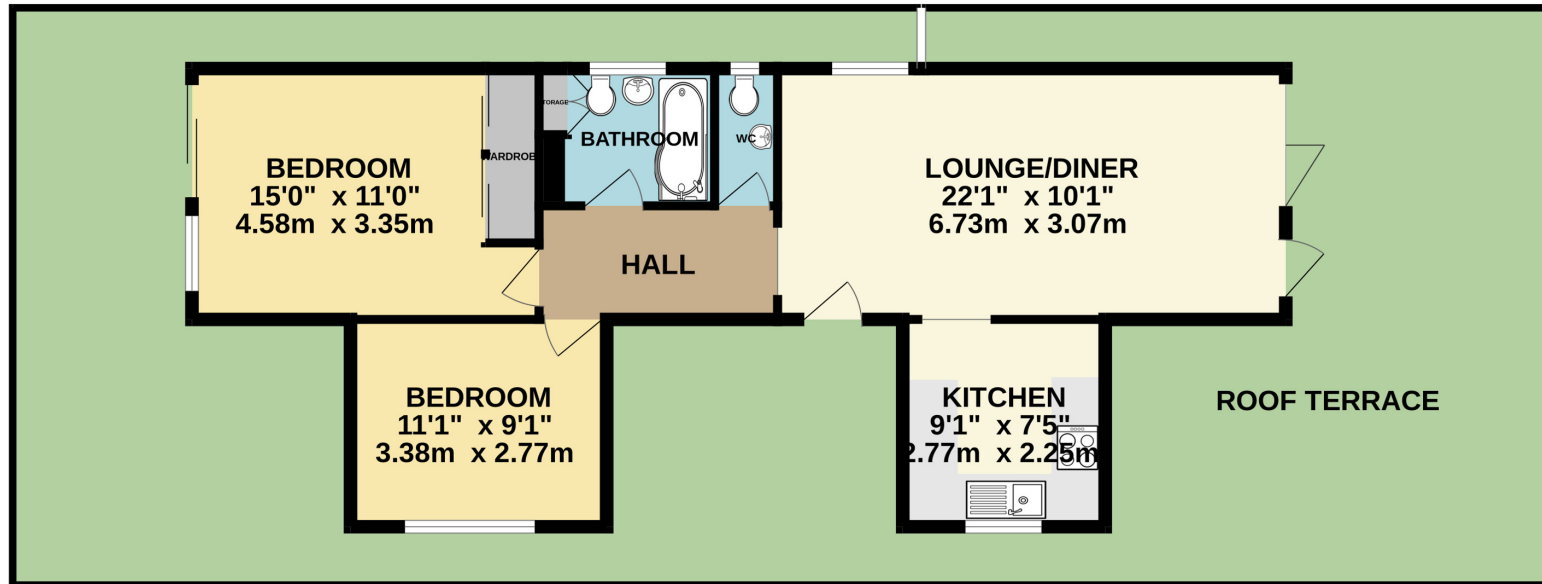
 2 Bedroom  1 Bathroom  1 Reception

Key Features:

- An Exceptional Penthouse Apartment
- Two Double Bedrooms
- Conveniently Located
- No Onward Chain
- Share Of Freehold
- Communal Parking & Garage
- Stunning Views
- Extensive South Facing Sun Terrace


BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

PENTHOUSE
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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.

Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Location

The property is located on the outskirts of Bexhill Town Centre. In the Town Centre itself, you will find a selection of well-regarded restaurants and day-to-day shops. The seafront promenades are within walking distance and the closest train station is Bexhill Mainline Station with regular routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Maintenance Information

Tenure - Share of freehold
 Lease Term - 999 from 1974
 Ground Rent - N/A
 Council Tax - Band D
 No dogs permitted in the block, cats allowed.
 Service Charge - £2000 PA. Includes water rates, buildings insurance, monthly window cleaning, communal lighting, lift servicing and general repairs.

7 Clifford Court, Clifford Road, Bexhill-on-Sea, East Sussex, TN40 1QQ

2 Bedroom 1 Bathroom 1 Reception

BEXHILL ESTATES
 INDEPENDENT ESTATE AGENTS