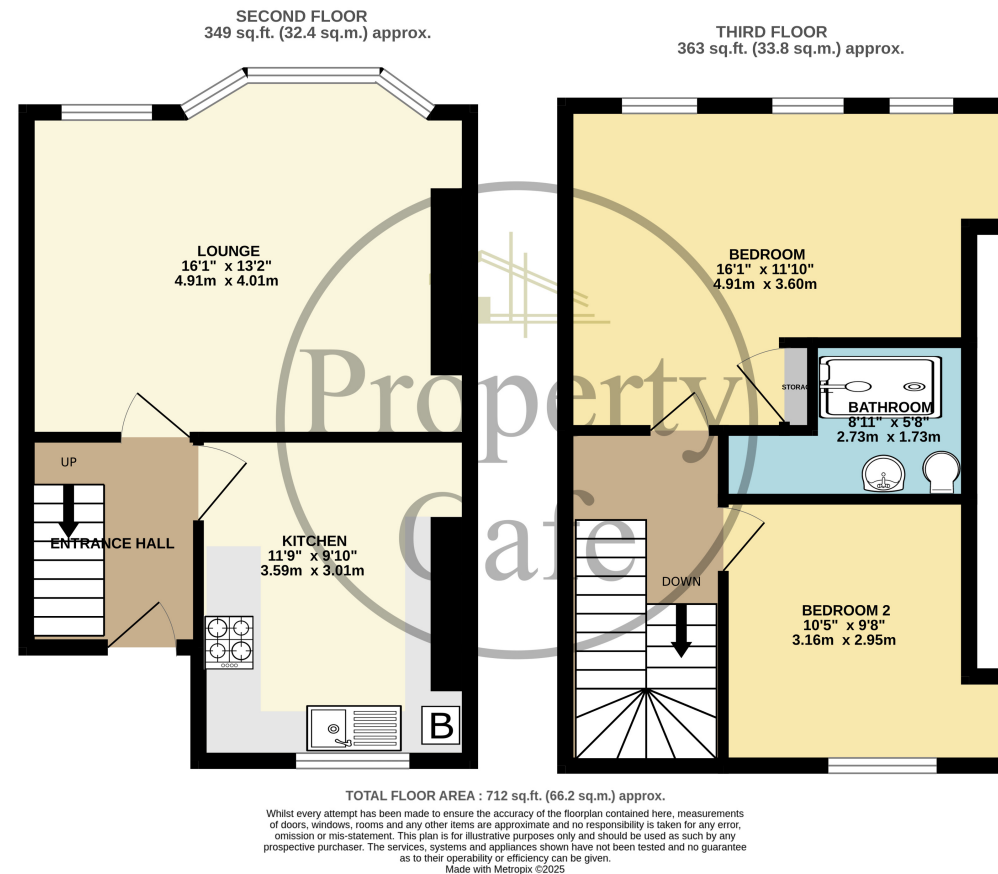




46B Western Road, Bexhill-on-Sea, East Sussex, TN40 1DY  
 Newly Converted Two Bedroom Split Level Town Centre Apartment £199,950 - Leasehold



A Spacious Split Level Apartment \* Two Good Size Double Bedrooms \* Spacious Lounge Diner With Bay Window \* Modern Fitted Kitchen & Bathroom \* Newly Converted & Fully Refurbished Accommodation \* Central Heated & Double Glazed \* Neutral Decoration Throughout \* Newly Fitted Carpets & Flooring \* New 125 Year Lease & Low Outgoings \* Convenient Town Centre Location \* Immaculately Presented Throughout \* Newly Converted Apartment \* Immaculate Throughout \* Easy Access To The Mainline Station & Seafront \* Being Sold With No Onward Chain \* Viewing Highly Recommended Please Contact Our Bexhill Sales Team 01414 22488



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Bedrooms:** 2  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** No Parking Available.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.

- Spacious Split Level Apartment
- Two Good Size Double Bedrooms
- Spacious Lounge Diner With Bay Window
  - Modern Fitted Kitchen & Bathroom
- Newly Converted & Fully Refurbished
  - Central Heated & Double Glazed
  - Neutral Decoration Throughout

**Receptions:** 1  
**EPC Rating:** D (66)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

- Newly Fitted Carpets & Flooring
- New 125 Year Lease & Low Outgoings
- Convenient Town Centre Location
- Immaculately Presented Throughout
  - Newly Converted Apartment
  - Sold With No Onward Chain
- Viewing Highly Recommended.