



11 April Place Buckhurst Road , Bexhill on Sea , East Sussex , TN40 1UE  
Spacious Two Bed Apartment In Town Centre Location (No Chain) £215,000 - Leasehold Share of Freehold



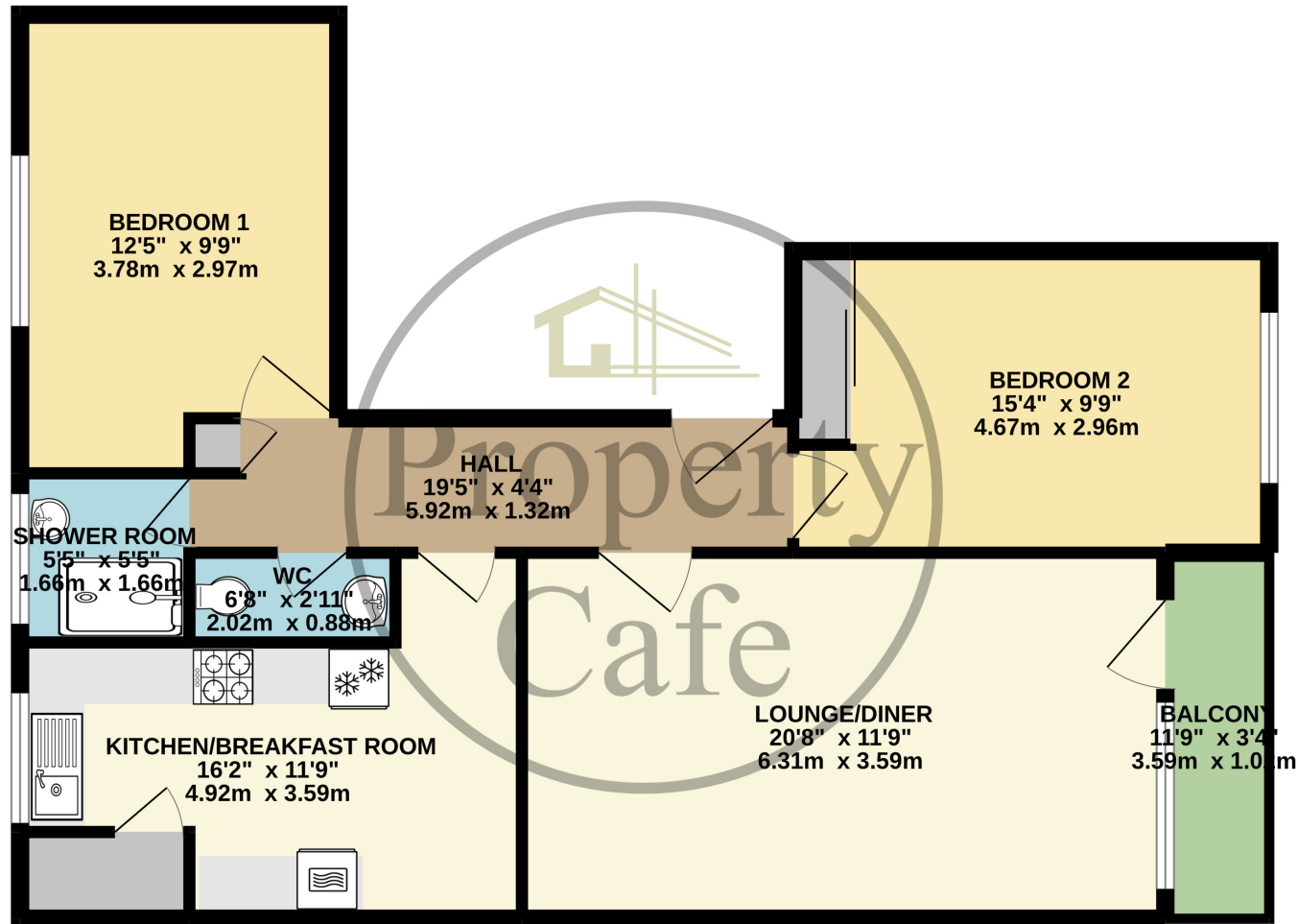




**#The Property Cafe is delighted to offer For Sale this Spacious First Floor Two Bedroom Purpose Built Apartment** with benefits & accommodation to include: A Spacious First Floor Apartment \* Sought After Town Centre Location \* Two Good Size Double Bedrooms \* South Facing Lounge-Diner \* Covered South Facing Balcony \* Modern Shower Room & Separate W.C \* Modern Kitchen-Diner \* Central Heating & Double Glazed \* Located Close To The Station, Seafront & Town Center Shopping \* Well Presented & Modern Throughout \* Secure Communal Entrance Hall with Entry Phone \* A Single Garage To The Rear (En-Bloc) \* Internal Viewing Highly Recommended: **Location:**The apartment is situated within easy walking distance of 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. **Tenure: Leasehold & Share Of Freehold \* Approximate Service Charge £150 Per Month (All Inclusive ) Ground Rent: N/A we are led to believe that the lease is 999 years from 24th June 1972 :**



**FIRST FLOOR APARTMENT**  
**823 sq.ft. (76.5 sq.m.) approx.**



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2168  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (77)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Lift access.

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92-100) <b>A</b>                           |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | 77                         | 81  |
| (55-68) <b>D</b>                            |                            |   |
| (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<br>2002/91/EC |  |



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**Ground Rent: N/A** we are led to believe that the lease is 999 years from 24th June 1972 : 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.

- Spacious First Floor Apartment
- Two Double Bedrooms with Storage
- South Facing Lounge With Balcony
  - Modern Fitted Kitchen-Diner
- Kitchen with All Appliances Included
  - Shower Room with Sep W.C
  - Single Garage En-Bloc

- Close To Town Center & Station
- Secure Communal Entrance & Lift
- Well Managed Building (Low Outgoings)
  - Long Lease & Share Of Freehold
  - Ideal & Convenient Location
- 950 Year Lease (Low Maintenance Charges)
  - Sold With No Onward Chain!