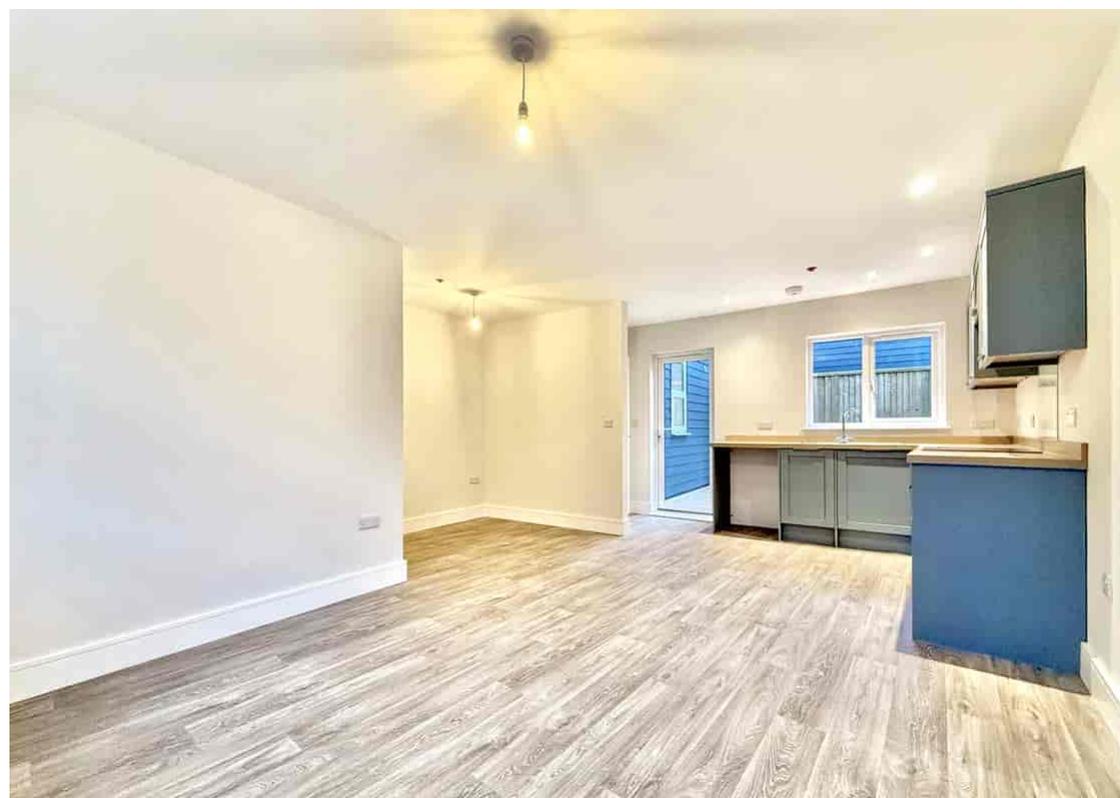




Flat 3, Craythorne House London Road, Bexhill-on-Sea, East Sussex, TN39 3LE  
Newly Converted Two Bedroom Apartment With Private Terrace & Secure Allocated Parking £189,950  
- Leasehold





Property Cafe present to the market; An immaculately presented two-bedroom first floor apartment, finished to a high specification throughout and situated within a newly converted and secure block of apartments, tucked away in a convenient town centre location.

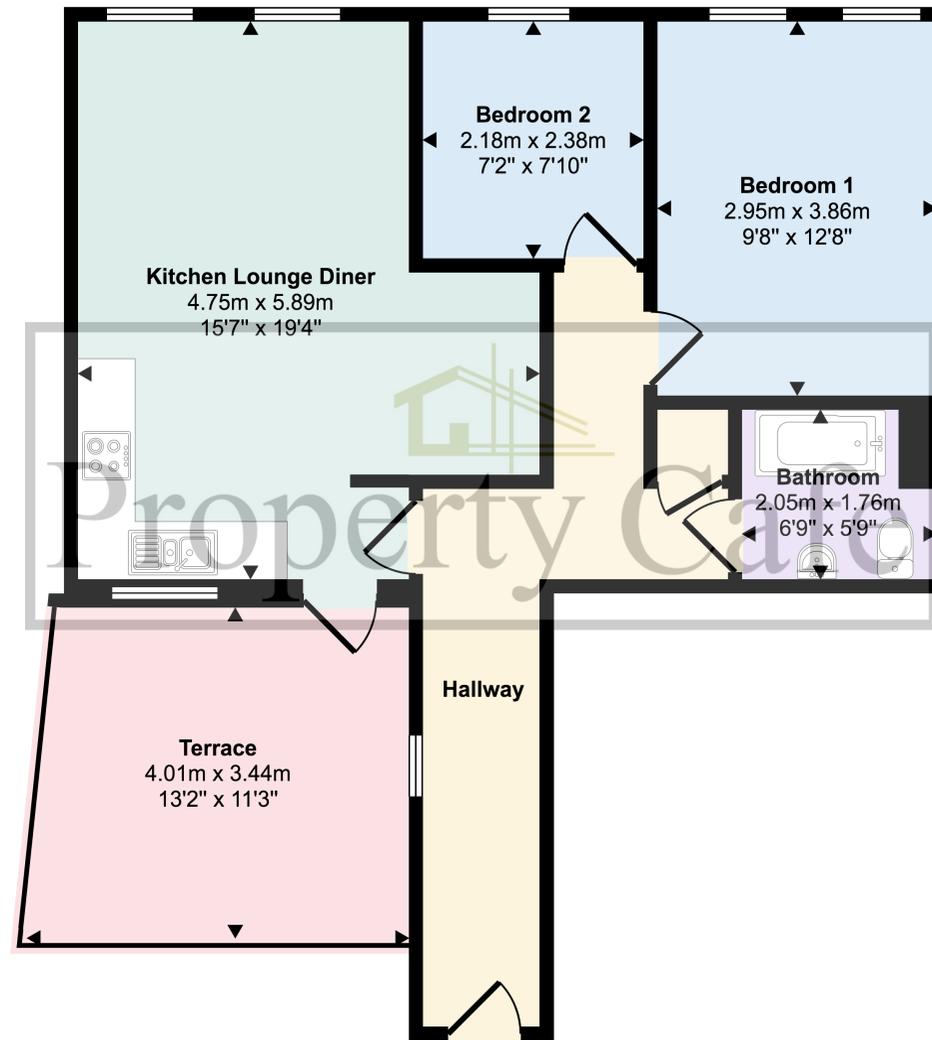
The property offers well-balanced accommodation comprising an open plan lounge/kitchen area, complete with a range of integrated appliances and direct access to a private terrace, ideal for relaxing or entertaining. There are two well-proportioned bedrooms, served by a modern family bathroom finished to a contemporary standard. Further benefits include an allocated parking space within a secure communal garage, a communal entrance with entry phone system, and a brand new lease with reasonable outgoings.

The apartment has been completed in line with the latest fire and sound regulations, including new wiring, plumbing, fire alarm and sprinkler systems, and is sold with the added peace of mind of a 10-year new build warranty. Offered to the market with no onward chain, this superb apartment would make an ideal first-time purchase, investment, or downsizing opportunity. Internal viewing is highly recommended to fully appreciate the quality and location on offer. Buyer incentives are available on this property, please discuss with the agent for further information.

Remaining lease length - 999 years \* Service charge - As & when \* Ground rent - Estimated £50 Per annum



Approx Gross Internal Area  
58 sq m / 626 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:**  
**Parking Types:** Allocated. Garage. Private.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



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.



The property is situated within very close proximity to both Bexhill's manicured seafront and town centre. Bexhill offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Buyer Incentives Available
  - Two Bedroom 1st Floor Apartment For Sale With A Private Terrace
    - Allocated Parking Space Within A Secure Communal Garage.
  - Open Plan Lounge/Kitchen Including Integrated Appliances
    - Two Well Proportioned Bedrooms
    - Modern Family Bathroom
  - Immaculately Presented & Finished To A High Spec Throughout
  - Situated Within A Newly Converted Block Of Apartments
- Convenient Tucked Away Town Centre Location
    - Brand New Lease & Reasonable Outgoings
  - Secure Communal Entrance Area With Entry Phone System
    - Adhering To The Latest Fire & Sound Regulations
  - New Wiring, Plumbing, Fire Alarm & Sprinkler System
    - 10 Year New Build Warranty
    - Sold With No Onward Chain
  - Internal Viewing Highly Recommended