



41B Dorset Road, Bexhill on Sea, East Sussex, TN40 1SG  
Spacious One Bedroom Top Floor Flat £166,950





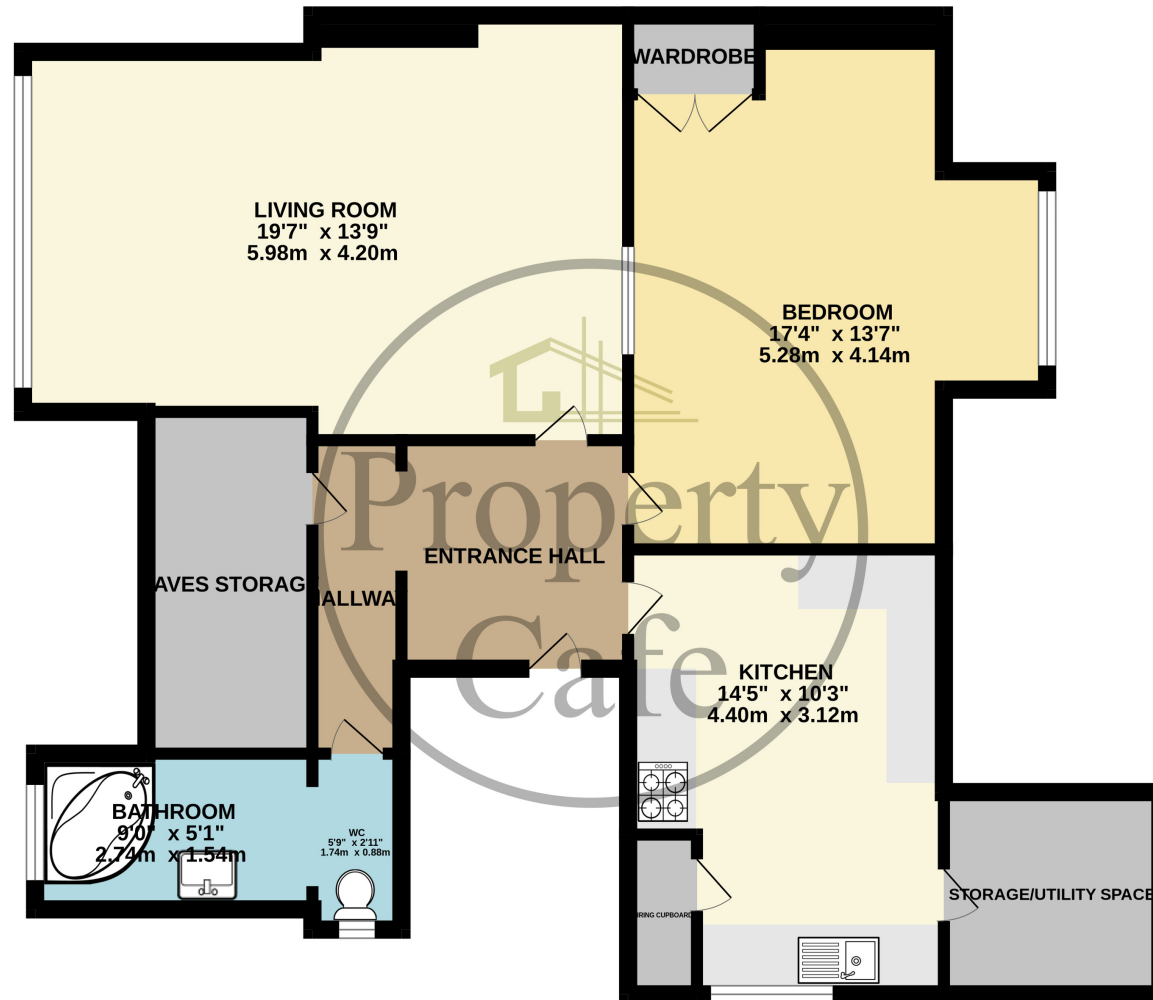
Property Café are delighted to offer for sale this spacious, 2nd floor, one Bedroom apartment, situated in a sought after and convenient location within Bexhill town centre. Accommodation and benefits include; A clean & tidy side communal entrance area with a secure entry phone system; A spacious inner hallway; Lounge-diner with ample space to relax & entertain & pleasant views; A vast double bedroom with built in wardrobe; Fitted kitchen with ample worktop space, integrated oven and hob. Modern fitted bathroom offering corner bath and hand help shower, wash basin & WC. As you may note from the floor plan there is plenty of eaved storage space. The apartment is gas central heated & double glazed, well presented in a neutral colour scheme and is offered for sale with no onward chain.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you 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, a main pharmacy & main post office. There is a 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.

**Remaining Lease Length - 130 Years \* Service Charge - 1/3rd Share as & when \* Ground Rent - £50 Per Annum**



**2ND FLOOR FLAT**  
**842 sq.ft. (78.2 sq.m.) approx.**



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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 ©2023



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 right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you 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, a main pharmacy & main post office. There is a 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.

- Spacious Top Floor Apartment
  - Spacious 19ft x 13ft Lounge-Diner
    - Large Double Bedroom
  - Central Heated & Double Glazed
    - Ample Storage Throughout
  - Close To Town Centre & Station
- Pleasant Views to the front
  - Ideal First Time Buy / Buy To Let Investment
    - Easy Street Parking
  - Viewing Highly Recommended
  - Sold With No Onward Chain

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488