



29a Manor Road, Bexhill-on-Sea, East  
Sussex TN40 1SP



## PROPERTY DESCRIPTION

A 2 bedroom ground floor flat situated in this most sought after road close to Bexhill seafront, town centre and railway station. Enjoying a lawned private rear garden other notable benefits include large kitchen/diner, 2 Wc's and utility room. Offered in good decorative order with a long lease. VACANT POSSESSION. EPC- D

## FEATURES

- Well presented 2 bedroom ground floor Flat
- Walking Distance To Bexhill Seafront
- Private rear garden
- Convenient sought after road
- 2 Wc's
- Separate utility room
- Large kitchen/diner
- Long Lease
- VACANT POSSESSION
- Council Tax Band C





## ROOM DESCRIPTIONS

### Entrance

Double glazed communal entrance hall with private front door Leading to entrance vestibule with quarry tiled floor, double glazed window, further door leading to the living room.

### Living Room

16' 10" x 13' 0" (5.13m x 3.96m) Large Living room with attractive double glazed bay window with outlook to the front. With feature fireplace, cupboards and shelves built into chimney breast recess, radiator, TV aerial point and picture rail.

### Kitchen

14' 3" x 13' 0" (4.34m x 3.96m) Large kitchen/diner with double glazed double doors having a pleasant outlook over the rear garden. Comprehensively fitted and comprising one and a half bowl single drainer stainless steel sink with mixer tap and cupboard under, further range of cupboards and drawers with solid wooden working surfaces over, range of matching wall mounted cupboards some having frosted glass display fronts,.Built-in electric double oven with cupboards above and below, four ring gas hob with extractor hood over, washing machine and fridge freezer, all included. Radiator concealed behind radiator cover, under unit lighting, and space for table. Door leading to inner hallway.

### Inner Hall

With door to separate cloakroom with low level WC, wash hand basin, radiator, shaver point, frosted glass window. Doors leading to Bedroom 1 and 2.

### Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m) With radiator, built in storage cupboard, two double glazed windows with outlook to the front.

### Bedroom 1

11' 3" x 8' 10" (3.43m x 2.69m) to front of wardrobe. With large built-in wardrobe with mirror fronted sliding doors, radiator, built-in over bed storage and dressing tables, double glazed window with outlook to the private rear garden.

### Further inner hallway

Archway from Bedroom 1 leading to further inner hallway. With doors to airing cupboard with shelving and housing wall mounted combination gas boiler. There is also an additional built-in wardrobe, and doors leading to Shower room and Utility room

### Shower room

With tiled cubicle accessed via glass door, low level WC, basin, radiator, shaver point, dimplex wall mounted heater, tiled floor, frosted glass double glazed window.

### Utility Room

10' 7" x 6' 1" (3.23m x 1.85m) Utility room with door leading from inner hallway, with one and a half bowl, single drainer stainless steel sink with mixer tap, and cupboards under, shelving, radiator, and access doors to the front and rear. Rear door leads to the private garden. Other door gives access to side of house, with timber shed and gate leading out to the front.

### Outside

A charming private garden with area of patio leading onto a small lawned garden with some raised flowerbeds, with outside power, outside tap, and a small timber shed.

### NB

The property has 942 years remaining on the lease and has a 50% responsibility for any maintenance.

# FLOORPLAN

## GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

