new foundations
INDEPENDENT ESTATE AGENTS

£175,000 Leasehold

Flat 1, 36a Sackville Road, BEXHILL-ON-SEA TN39 3JE

PROPERTY DESCRIPTION

A two bedroom first floor flat situated in the heart of Bexhill town centre. Situated in this attractive older style building, the accommodation of this property comprises; entrance hall, living room, kitchen with space for a table, bathroom. TO BE SOLD WITH VACANT POSSESSION.

FEATURES

- Town Centre Location
- Vacant Possession
- Older style building
- Original cast iron fireplace
- Council tax band - A
- Suitable for buy to let investors
- New Boiler installed approx 1 year ago

ROOM DESCRIPTIONS

Communal Entrance Hall
Communal entrance door with security intercom leading into communal entrance hall with communal staircase leading to first floor landing, private front door leading to private entrance hall.

Private Entrance Hall
With wall mounted combination gas boiler, window to side.

Living Room
16′ 9″ into bay x 11′ 11″ into recess (5.11m x 3.63m) With original cast iron fireplace and inset tiling, gas point, picture rail, TV aerial point, telephone point, radiator, sash window with outlook to front.

Kitchen/Diner
13′ 6″ x 8′ (4.11m x 2.44m) With range of units comprising; single drainer sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, wall mounted cupboards, part tiling to walls, space for washing machine, space for table, radiator, extractor fan, window with outlook to rear.

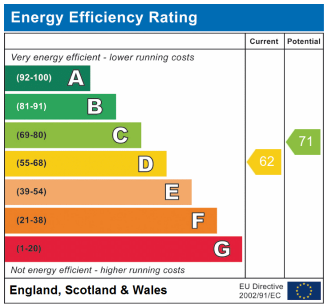
Bedroom 1
13′ 8″ x 12′ 1″ (4.17m x 3.68m) Built in double wardrobe with sliding doors, shelving, radiator, window with outlook to rear, glazed door leading onto metal fire escape leading to the ground floor.

Bedroom 2
13′ 4″ x 6′ 4″ plus window recess (4.06m x 1.93m) With radiator, sash window with outlook to front.

Bathroom
With white suite comprising; panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, shower screen.

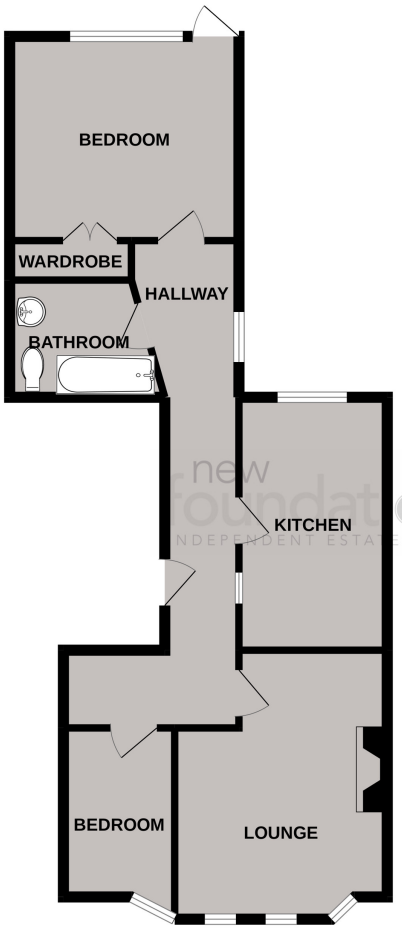
NB
We have been advised by the vendor that the maintenance is £614 per half year which includes the ground rent, buildings insurance, cleaning and lighting of communal areas, weekly fire alarm test, monthly emergency lighting test, and a reserve fund.

We have also been verbally advised that the vendor is currently in the process of extending the lease to add an additional 90 years on top of the 68 years remaining and that the maintenance is paid up until sept 2022.



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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