




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Flat 4, 50-52 Devonshire Road, Bexhill-on-Sea, East
Sussex TN40 1AX
£145,000  2 Bedroom  1 Bathroom  2 Reception



AT A GLANCE...

Substantial Split-Level Second-Floor Flat in the Heart of Bexhill

This impressive split-level second-floor flat occupies a prime position in the heart of Bexhill town centre, just a short stroll approximately 180 yards, to the iconic seafront promenade, and within easy reach of well-serviced transport links. The property boasts generously proportioned rooms throughout.

A communal entrance hall leads to the second floor, where an L-shaped split-level hallway opens into a particularly spacious living room measuring over 18ft x 12ft, complete with a fireplace and ample space for both lounge and dining furniture. At the rear, the fitted kitchen benefits from dual-aspect windows, matching wall and base units, an integrated oven and hob, and space for further appliances, as well as a dining table and chairs.

The accommodation is completed by two large double bedrooms and a bathroom. While the flat does require some modernisation, it presents a fantastic opportunity for a purchaser to create a stylish, personalised home in a highly convenient location.

To fully appreciate the size, layout, and exceptional position, an early viewing is highly recommended.



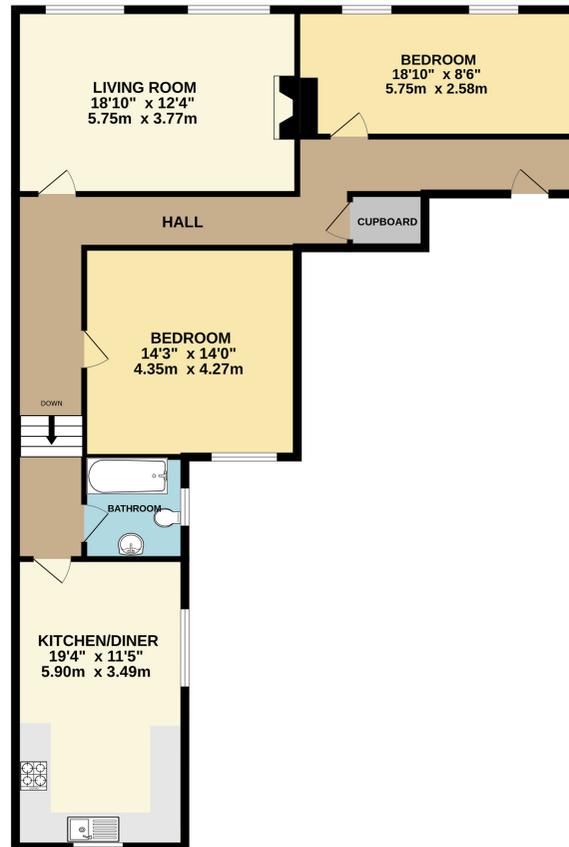
Key Features:

- Substantial Second Floor Apartment
- Spacious Reception Rooms
- No Onward Chain
- 180 Yards To The Iconic Seafront Promenade
- Two Large Double Bedrooms
- Requires Modernisation
- Town Centre Location

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SECOND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The apartment is located in Bexhill town centre, just over 180 yards from the iconic seafront promenade. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is within walking distance and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Maintenance Information

Tenure - Leasehold
 Lease term - 125 years from 1984
 Maintenance charge - As & when required
 Ground rent £60 per annum.

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