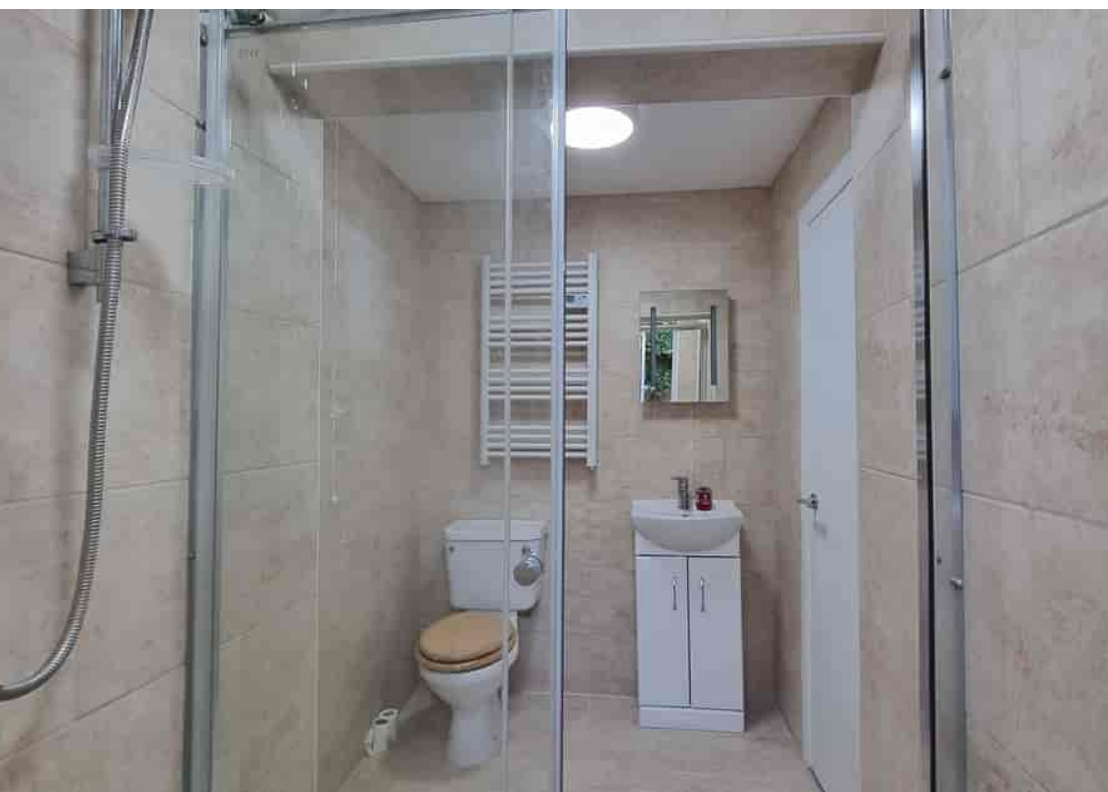




Flat 3, 37a St Leonards Road, Bexhill-on-Sea, East Sussex, TN40 1HP

A Newly Converted Two Bed Ground Floor Apartment In Town Centre Location NO CHAIN £150,000





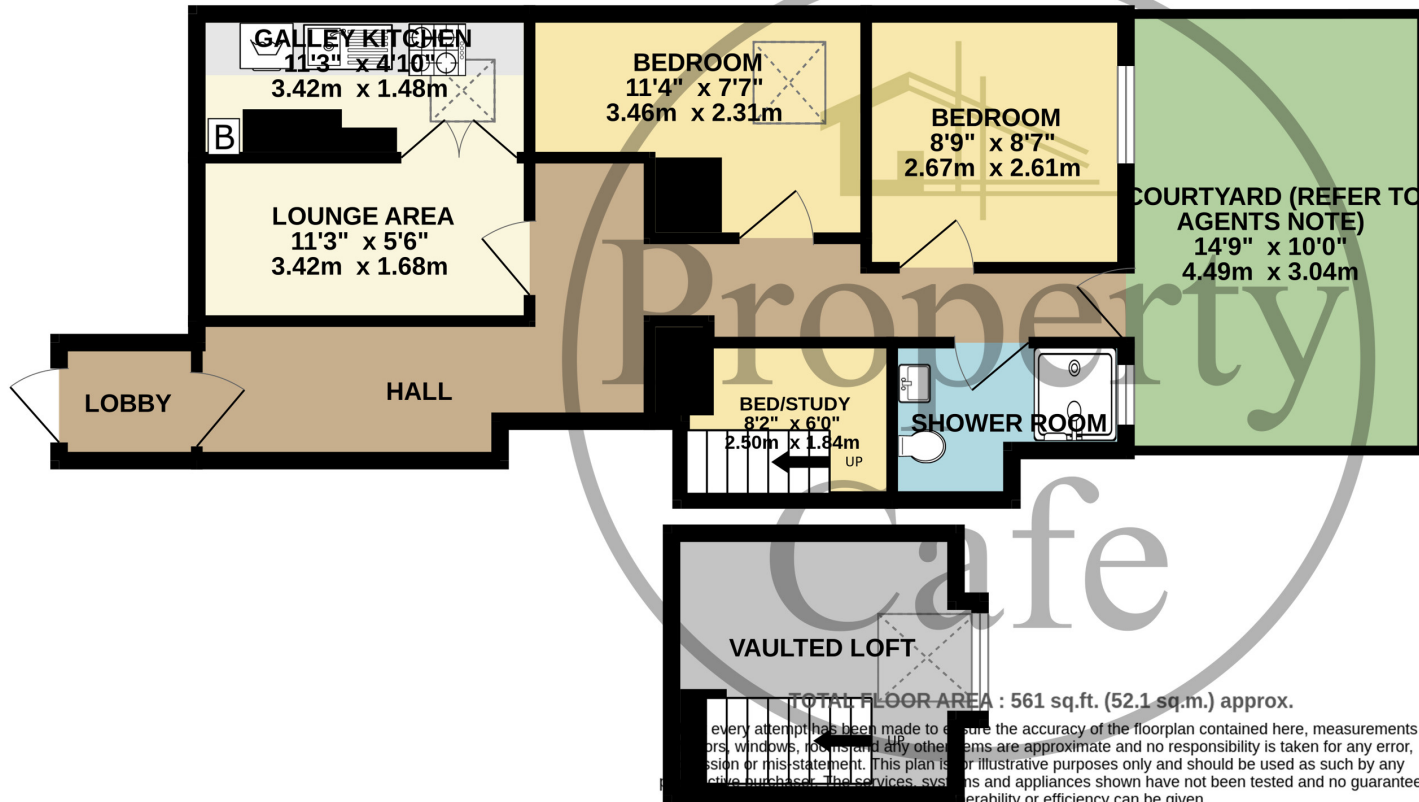
The property Café is delighted to offer for sale this newly converted two bedroom ground floor apartment with separate study with mezzanine loft space. The apartment is being offered for sale in a pleasant neutral colour scheme with benefits and accommodation to include: Situated to the rear of the shop front at 37 St Leonard's Road in the apartment offers : A Secure communal hallway leading to a secure double glazed entrance door into an inner lobby with additional inner door leading through to: A good size inner hallway running the length of the apartment and giving access to: A Lounge area with double doors leading through to a modern newly installed galley style kitchen with a good range of fitted units, tiled splash-backs, ample work surface space and skylight window, two bedrooms, an additional study room with stairs leading up to a useful mezzanine style loft space ideal for storage. To the rear of the apartment there is a modern tiled shower room. The apartment is offered for sale with a long lease and low outgoings and **NO ONWARD CHAIN**. For any additional information or to book of viewing, please contact our Bexhill Office and one of our team will be more than happy to help.(01424) 224488.

AGENTS NOTE: To the rear of the apartment, there is an enclosed courtyard area used as fire escape area. This outside space is actually landlocked & the only access to this courtyard is via the apartment. However, please note that this outside space is not actually allocated on the lease. For any clarification regarding this area please contact the office.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
83 sq.ft. (7.7 sq.m.) approx.





A NEWLY CONVERTED TOWN CENTRE APARTMENT: Two bedrooms plus additional study room with mezzanine loft space, modern galley style kitchen with skylight, full length in a hallway giving access to all rooms, modern shower room to the rear, reception area with double doors opening to the kitchen, neutral colour scheme and neutral coloured fitted carpets, Gas central heating and double glazing, offered for sale with no chain, ideal town centre location, for additional details or to arrange a view contact our Bexhill Office on (01424) 224488.





The property is situated in the heart of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent 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 station provides excellent direct services routes to Gatwick, Ashford International & Central London.

- Newly converted town centre apartment
 - Offering two bedrooms and additional study
 - Modern Galley style kitchen with skylight
 - Secure entrance lobby and inner door
 - Good size in a hallway giving access to all rooms
 - Newly converted in a neutral colour scheme
 - For additional details call 01424 224488
 - Quality fitted fixtures / fittings and carpets
- Modern shower to the rear with double glazed window
 - Study with mezzanine style open plan loft space
 - Convenient town centre location
 - Long lease and low outgoings.
 - Internal viewing recommended
 - An excellent first time buy / buy to let
 - Gas central heating and double glazing