

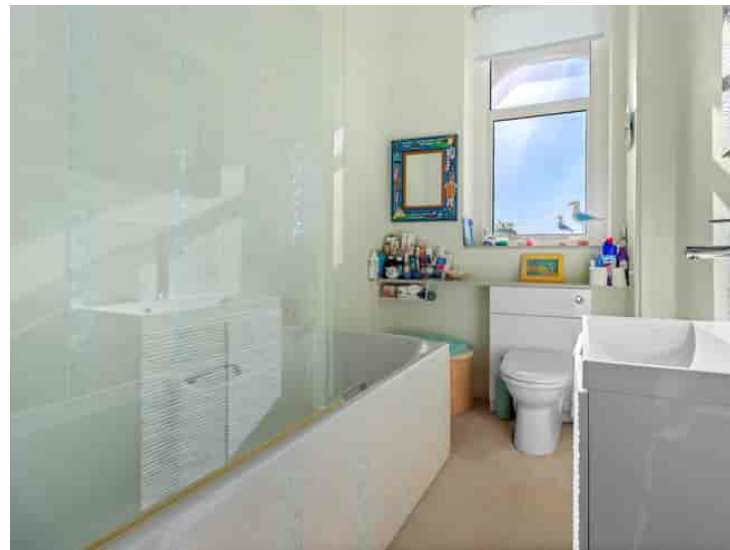


Flat 2 Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LN
£535,000 - Leasehold Share of Freehold





The Property Cafe is delighted to offer for sale this stunning Four Bedroom Victorian Apartment forming part of one of Bexhill's most iconic Grade II listed buildings located directly on Bexhill's stunning seafront offering the most wonderful sea views. Features include four bedrooms, master bed with en-suite shower room, a separate bathroom, a spacious living room with large bay window, a spacious dining hall, modern open plan kitchen/breakfast room with bay window with sea views, cloakroom/utility room, private patio and communal gardens. This delightful apartment offers many character features throughout which include high ceilings, picture rails, high skirting and has the amazing feel of space. Upon entering the property you approach the entrance hall which opens up into the most useful dining hall. The stunning living room benefits from a feature fireplace with surround and a bay window to the front with amazing views over the communal gardens and seafront and door leading out to the private terrace. Adjacent to the dining hall is the spacious kitchen/breakfast room which is fitted with a selection of base units with work surface over. There is a centre island with additional cupboards under, sink unit and breakfast area. Also benefitting from a bay window with an impressive outlook and door leading to the private terrace. The master bedroom one benefits from an en-suite shower room fitted with a three piece white suite comprising of a walk in shower cubicle, close couple wc and wash hand basin. Bedroom one, two and three benefit from fitted wardrobes with hanging rails and additional shelving. The main bathroom is fitted with a three piece white suite comprising of a panelled enclosed bath, close coupled wc and wash hand basin. There is also a separate cloakroom/utility room fitted with a two piece suite with space for washing machine and wall mounted boiler. A private terrace is accessed via either the living room or kitchen and offers a private outside space with steps leading down to the communal gardens: For any additional details or to arrange to view please contact our Bexhill sales team on 01424 224488




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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Bedrooms: 4
Receptions: 2
Council Tax: Band C
Parking Types: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(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	



A Stunning Grade 11 Listed Victorian Hall Floor Apartment * Four Good Size Bedrooms * Master Bedroom with En-Suite * Amazing Lounge With Stunning Views *
 Open Plan Kitchen-Diner With Stunning Views * Lovely Period Character Features & Stunning Views * A Spacious Open Dining Hall * A Private Terrace With
 Stunning Sea Views Accessed Via Both The Main Reception & Kitchen-Diner * Lovely Communal Front Garden * An Elegant Victorian Hall Floor Apartment * Well
 Presented & Neutral Decoration * Central Heating & Double Glazing * Highly Sought After Seafront Location * A Well Managed & Well Maintained Development *
 Offered With New Lease & Share Of Freehold * Available With No Onward Chain.





Leasehold / Share Of Freehold - Lease Information: We have been advised that the property is share of freehold and a new lease will be added, service charge was £1250 per quarter for the year of 2023. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor. **Location :** The property is situated within easy walking distance 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 daily, 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 both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

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 - Four Good Size Bedrooms
 - Master Bedroom with En-Suite.
 - Amazing Lounge With Stunning Views
- Open Plan Kitchen-Diner With Stunning Views
 - Lovely Period Character Features
 - Spacious Open Dining Hall
- Private Terrace With Stunning Sea Views

- Lovely Communal Front Garden
- An Elegant Victorian Hall Floor Apartment
 - Well Presented & Neutral Decoration
 - Central Heating & D.Glazing
 - Highly Sought After Seafront Location
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