



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£220,000** Barganny, Brassey Road, Bexhill-on-Sea TN40 1LD  
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception



## AT A GLANCE...

A purpose-built apartment under 100 yards from the seafront promenade is offered for sale by Bexhill Estates. With access via a communal hall and staircase, this apartment is located on the first floor and includes NO ONWARD CHAIN. A dual-aspect lounge/diner featuring a fireplace and double doors opening out to the private balcony offering distant sea views. The kitchen is fitted with matching wall units, base units with laminate work surfaces, and integrated appliances including an eye-level oven, gas hob, and space for additional appliances. There are two good-sized bedrooms, one with a large bay window, and there is a newly installed modern bathroom suite. Furthermore, the property benefits from gas central heating, double glazing, a ground floor storage room and NO ONWARD CHAIN!



### Key Features:

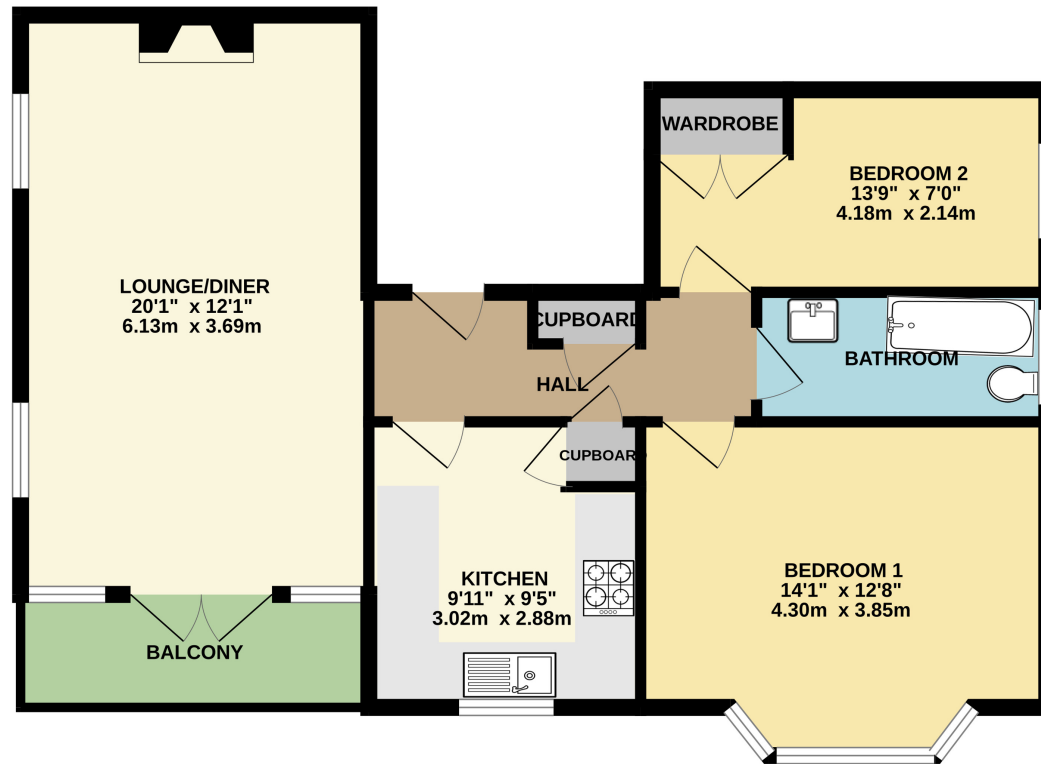
- Purpose Built Apartment
- Under 100 Yards To Seafront Promenades
- No Onward Chain
- Located On The First Floor
- Two Double Bedrooms
- Newly Fitted Bathroom Suite
- Private Balcony
- Long Lease Term

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FIRST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### LOCATION -

Located a short walk from Bexhill Town Centre, where you can find an array of well-regarded restaurants, and shopping facilities and adjacent to the seafront promenades. Bexhill mainline railway station is just 0.3 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

#### LEASE & MAINTENANCE INFORMATION -

We have been advised .....

Tenure - Leasehold

Remaining Lease Term - 944 years

Service Charge - £100 per month to include building insurance and ground rent.

Managed by the inhouse residents association.

Please note, pets are not permitted.

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