



46a Amherst Road, Bexhill-on-Sea, East Sussex, TN40 1QW
Spacious Three Bedroom Split Level Apartment Close To Town Centre £250,000





Property Cafe are delighted to present to the market this extremely spacious Two/Three bedroom split level apartment, positioned in a sought after and convenient town centre location, walking distance to train station, shops, amenities and seafront. Accommodation and benefits include; A secure communal area; Inner hallway including stairway from the ground floor giving a great feeling of space from the get go and areas to store coats & shoes etc; Spacious lounge featuring high ceilings and intricate cornicing; Modern fitted kitchen offering ample cupboard & worktop space; A separate dining room/ additional bedroom; Utility Room; Modern fitted bathroom comprising of bath, separate shower cubicle, wash basin & WC. The top floor consists of a further two double bedrooms again generous in size, in addition to two loft rooms great as office space, further storage or hobby rooms. This property is offered for sale in good presentable condition, gas central heating and double glazed. We recommend you view at your earliest convenience.

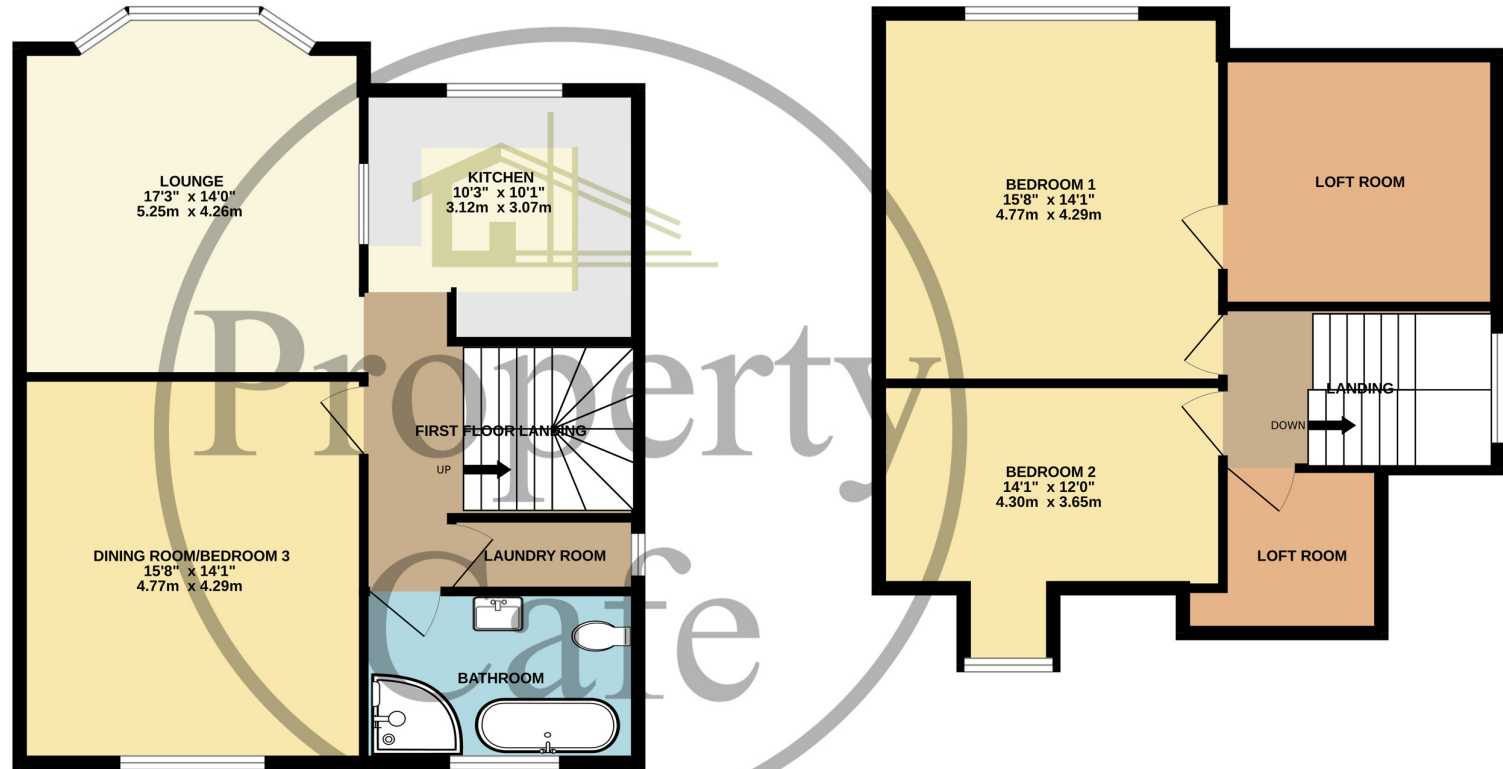
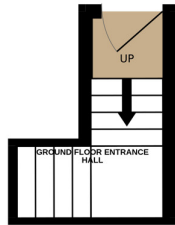
Leasehold: Approx 950 Years Remaining * Service Charge £1250 Per Annum * Ground Rent: £50 Per Annum.



GROUND FLOOR
38 sq.ft. (3.5 sq.m.) approx.

1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.

2ND FLOOR
561 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two/Three Bedroom Split Level Flat For Sale
 - Modern Fitted Kitchen
 - Utility Room
 - Stunning Period Features & High Ceilings
 - Modern Fitted Bathroom
- Excellent Decorative Order Throughout
 - Gas Central Heated
- Long Lease & Reasonable Service Charges
 - Sought After Town Centre Location
 - Viewing Highly Recommended

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