



Flat 1, 71 Amherst Road, Bexhill-on-Sea, East Sussex, TN40 1QN
Immaculate Garden Flat With No Chain £225,000 - Share of Freehold





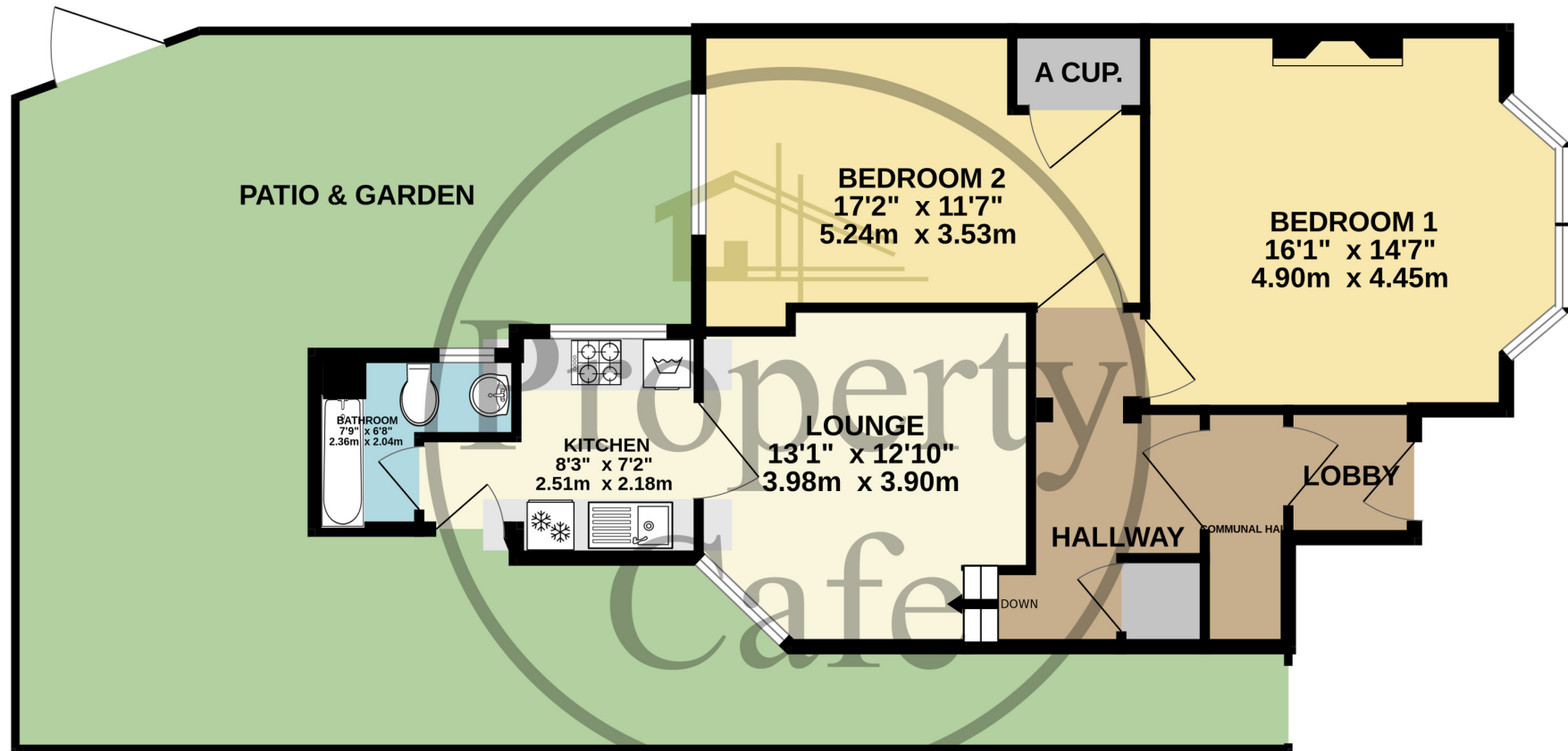
The Property Cafe is delighted to offer for sale this immaculate Two Bedroom Ground Floor Garden Flat situated in a highly sought after location with in close walking distance to Bexhill town centre, train station and seafront. Internally the property comprises a living room, modern fitted kitchen, large entrance hall, two double bedrooms and a modern bathroom suite. Other internal benefits include gas central heating and double glazing. Externally the property boasts a private low maintenance West facing rear garden.

Being offered for sale with No Chain your earliest viewing is highly recommended. Please call our Bexhill Sales Team On 01424 224488



GROUND FLOOR

800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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Bedrooms: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1701.55
Parking Types: Permit.
Heating Sources: Central. Double Glazing. Electric. Gas. Gas Central. Underfloor Heating.
Electricity Supply: Mains Supply.
EPC Rating: D (63)
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+)	63	69
A		
(81-91)		
B		
(69-80)		
C		
(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		



An Immaculate Two Bed Garden Flat * Two Good Size Double Bedrooms * Modern Kitchen & Bathroom * Good Size Entrance Hall * Ample Storage * Pleasant Lounge Area * Lovely Neutral Decoration Throughout * Central Heated & Double Glazed * Close To Town Centre, Seafront & Mainline Station * To The Rear There Is A Private West Facing Rear Garden * Being Offered For Sale With No Onward Chain Please Call Out Bexhill Team On 01424 224488..





Tenure: The seller has advised that the property is being sold with a **50% Share Of The Freehold** shared jointly with the upper split level apartment. The lease has approximately 86 years remaining. You may also note that the external front elevation has recently been refurbished (Please also note there are no ground rent charges):

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.

- Immaculate Two Bed Garden Flat
 - Two Good Size Double Bedrooms
 - Modern Kitchen & Bathroom
 - Central Heated & Double Glazed
 - Well Presented Entrance Hall
- Close To Town Centre, Seafront & Station
 - Private West Facing Rear Garden
 - Lovely Neutral Decoration Throughout
 - Sold With No Onward Chain