



Flat 3 South Beach Apartments, Sea
Road, Bexhill-on-Sea, East Sussex

TN40 1FJ



PROPERTY DESCRIPTION

CHAIN FREE. A modern and spacious two bedroom ground floor flat only constructed in 2018. This fine apartment is ideally located with the town centre of Bexhill and within minutes walk of both the seafront and train station. The accommodation comprises; communal entrance hall, private entrance hall, modern open plan lounge/kitchen area with built in appliances, two bedrooms with both with built-in wardrobes and the master bedroom having an en-suite and further bathroom. All of the principle rooms have double doors leading to the fabulous and extensive 46' terrace which is west facing. Furthermore there is an underground allocated parking space. EPC - B.

FEATURES

- Recently Built To A High Standard in 2018
- Modern Ground Floor Apartment
- Exceptionally Large West Facing Private Terrace
- Town Centre Location
- Minutes Walk To Both The Beach & Train Station
- Underground Parking
- Open Plan Lounge/Kitchen Area
- Master Bedroom With En-Suite Shower Room
- Vacant Possession and No Onward Chain
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance

Door leading to enclosed communal entrance porch with further door leading to communal entrance hall, private front door leading to private entrance hall.

Entrance Hall

With security entry phone, wall mounted electric heater, cupboard housing hot water cylinder.

Open Plan Lounge/Kitchen

20' 10" x 23' 7" x 25' 8" (6.35m x 7.19m x 7.82m) An irregular triangular shaped room.

Lounge area:

Featuring two wall mounted electric heaters, telephone point, TV point, double glazed double doors leading onto large sun terrace.

Kitchen Area:

Double glazed window to the front, spotlights, a modern fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring induction hob with stainless steel extractor fan over, a range of matching high quality wall and base cupboards with fitted drawers, built-in appliances including; fridge, freezer, electric oven and dishwasher.

Extensive West Facing Sun Terrace

46' 0" x 9' 2" (14.02m x 2.79m) An amazing outside area with ample room for furniture and outside entertaining.



Bedroom One

24' 2" max x 9' 6" max (7.37m x 2.90m) Double glazed double doors leading to the terrace, built-in wardrobe with sliding mirrored doors, electric heater.

En-Suite Shower Room

A modern fitted three piece suite comprising; shower cubicle with tiled walls and independent shower over, low level WC, wash hand basin, chrome heated ladder style towel rail, shaver point, extractor fan.

Bedroom Two

14' 1" max x 9' 6" (4.29m max x 2.90m) Double glazed double doors leading to the terrace, electric heater, built-in wardrobes with sliding mirrored doors, telephone point.

Bathroom

A modern fitted three piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, chrome heated ladder style towel rail, shaver point, extractor fan.

Allocated Parking Space

Located underground with lift and stairs from the communal area.

Space marked '3'

NB

We have been verbally advised of the following;

120 year lease

£250 per annum ground rent

Service Charge for 2024 - £2517.12 including water rates.

FLOORPLAN

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

