



43 Duke Street, Bexhill-on-Sea, East Sussex, TN39 4JG

Spacious Ground Floor Two Bedroom Purpose Built Flat £220,000 - Leasehold Share of Freehold







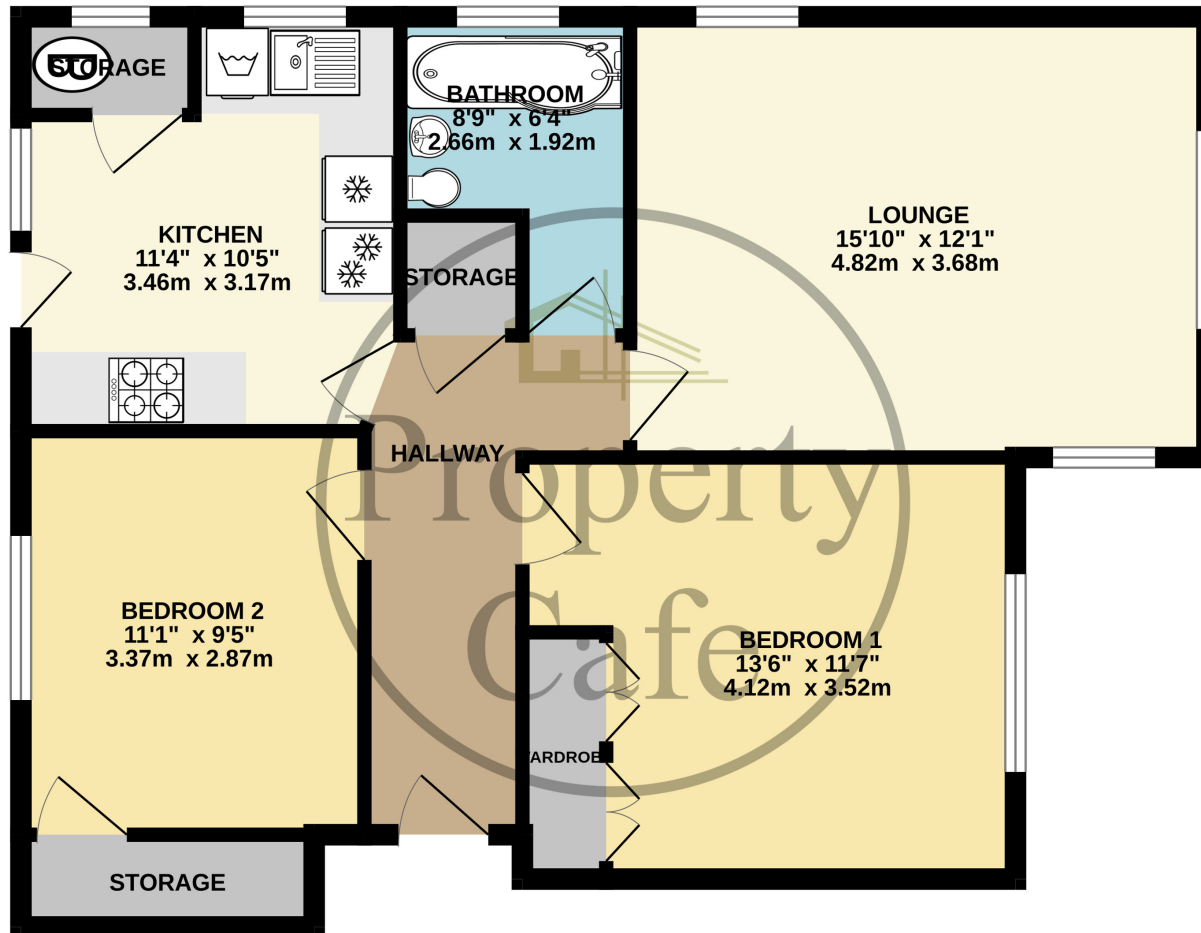
Property Cafe are delighted to present to the market this spacious two bedroom, ground floor, purpose built apartment for sale positioned in a sought after and peaceful location within Bexhill. Accommodation and benefits include; A Communal entrance area; Inner flat hall giving access to all rooms and offering an additional storage cupboard; Spacious west facing lounge with ample space to relax & entertain; Fitted kitchen boasting integrated appliances including, fridge, freezer, washing machine and electric oven & hob in addition to an external door leading to an area of communal garden; Two well proportioned double bedrooms, the master with fitted wardrobes and 2nd offering a further storage cupboard; Modern fitted bathroom comprising of bath & overhead shower, wash basin & WC This property is offered for sale with a share of the freehold, long lease, low service charges and with no onward chain. We recommend you view at your earliest convenience.

The property is situated in the highly sought-after Broad Oak Park area of West Bexhill and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both Little Common Village & Bexhill Town Centre that both offer an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis; most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There are regular bus services to Eastbourne and Hastings. Collington train station is only a short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital.

Share of Freehold \* Remaining Lease Length - 900+ years \* Service Charge - £900 Per Annum \* Ground Rent - N/A



**GROUND FLOOR**  
**711 sq.ft. (66.1 sq.m.) approx.**

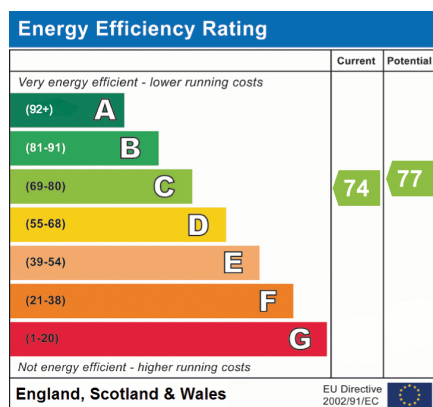


**TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.**

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 1985.16  
**Parking Types:** On Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (74)  
**Annual Service Charge:** 900  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** None.



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.





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- Two Bedroom Purpose Built Apartment For Sale
    - Share of Freehold
    - Ground Floor Flat
  - Separate Kitchen With Integrated Appliances
    - Modern Fitted Bathroom
  - Private External Back Door Leading To Communal Garden
- Well Proportioned Rooms
    - Ample Storage Space
  - Sought After & Peaceful Location
    - Long Lease & Low Outgoings
    - Sold With No Onward Chain
    - Viewing Highly Recommended