



Flat 2, 116 Dorset Road, Bexhill-on-
Sea, East Sussex TN40 2HT



PROPERTY DESCRIPTION

A 1 bedroom garden flat with private south facing garden and private entrance. Entrance hall, sitting room, modern kitchen, modern bathroom, double glazed, gas boiler and radiators, 999 year lease, vacant possession. EPC-Awaited

FEATURES

- Private Garden To The Rear
- Private Entrance
- 999 Year Lease
- Vacant Possession
- Council Tax Band A
- Gas Boiler And Radiators
- Double Glazed
- Modern Kitchen
- Modern Bathroom





ROOM DESCRIPTIONS

Private Entrance

Private front door leading to private entrance hall, radiator, central heating thermostat, built in storage cupboard housing wall mounted gas boiler.

Sitting Room

15' 3" x 13' 10" (4.65m x 4.22m) A south facing room with double glazed window overlooking the private rear garden, radiator, telephone point, feature fireplace with fitted electric fire, built in single storage cupboard.

Kitchen

9' 0" x 6' 0" (2.74m x 1.83m) Double glazed window with southerly aspect overlooking the private garden, fitted with one and a half bowl stainless steel sink unit with mixer tap, storage cupboards under, working surfaces with storage below, built in washing machine, built in four ring electric hob with double oven below, plumbing for dishwasher, matching wall mounted cupboards, extractor fan, part tiling to walls.

Bedroom

11' 2" x 10' 3" (3.40m x 3.12m) Double glazed window with outlook to side, radiator, built-in double storage cupboard.

Bathroom

P shaped bath with mixed tap and shower attachment and independent overhead shower, glass shower screen, heated towel rail, low-level WC, wash hand basin, double glazed window, extractor fan, tiled walls.

Outside

The property benefits from the use of Private rear garden laid lawn with patio area, screened by fencing and shrubbery. There is access to under house storage. To the side of the property there is an area of hardstanding.

NB

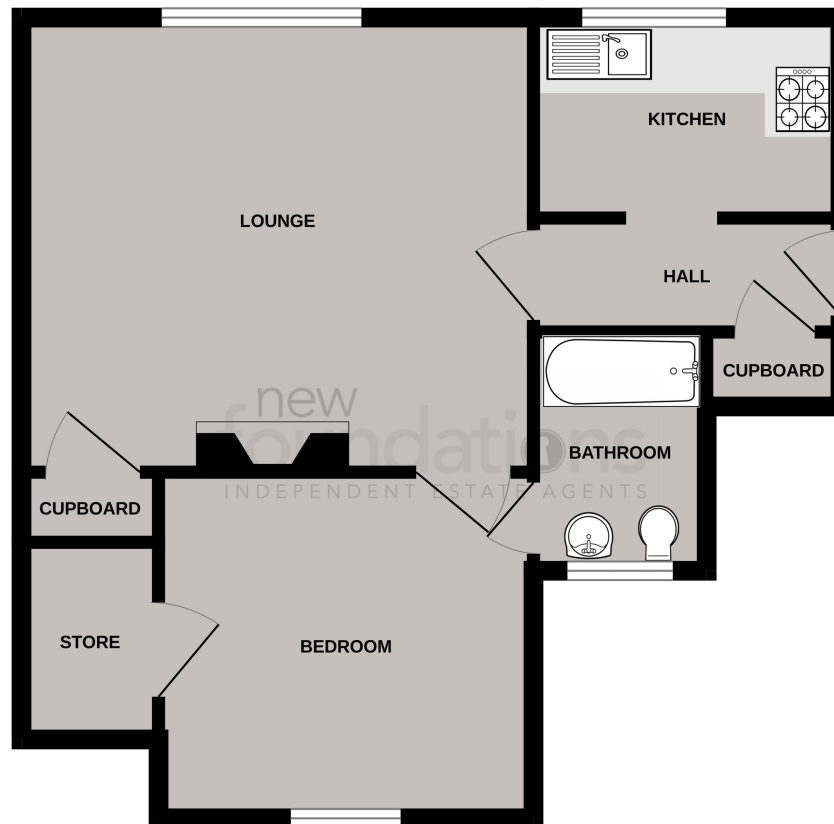
We have been verbally advised that the lease is 999 years from 1965. The ground rent is £5.00 per annum.

Maintenance is done on a as is basis with a 1/5 share.



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.
Made with Metroplex ©2025