



11 Clifford Court, Clifford Road,
Bexhill-on-Sea, East Sussex TN40

1QQ



PROPERTY DESCRIPTION

CHAIN FREE. A very well presented, bright and spacious two double bedroom first floor (with lift) purpose built apartment ideally situated in the town centre with easy access to array of amenities and the train station whilst the seafront is only a short walk away. The accommodation comprises; communal entrance hall with stairs and lift rising to the first floor, private entrance hall, dual aspect lounge with access to the west facing balcony, modern re-fitted kitchen, two double bedrooms and a modern bathroom. To the rear there is a garage en-bloc. EPC - D.

FEATURES

- Two Bedroom First Floor Apartment
- Lift Access
- Well Presented And Bright Accommodation
- West Facing Balcony
- Town Centre Location & Within Easy Reach Of Train Station And Seafront
- Modern Re-Fitted Kitchen
- Dual Aspect Lounge
- Vacant Possession
- Good Size Accommodation
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, stairs and lift rising to the first floor.

Entrance Hall

Accessed via private front door, ceiling coving, cupboard, wall mounted electric heater.

Lounge

16' 11" x 12' 11" (5.16m x 3.94m) A bright and spacious dual aspect room with double glazed window to the side and sliding doors leading to the balcony, wall mounted electric heater, wall mounted electric fire, ceiling coving, telephone point, television point, three wall light points.

Kitchen

12' 11" x 9' 10" (3.94m x 3.00m) Double glazed window to the front, a modern re-fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for fridge/freezer, built-in washing machine, dishwasher and eye level oven and microwave.



Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m) Double glazed window to the side, ceiling coving, built-in cupboard, wall mounted electric heater.

Bedroom Two

11' 8" x 9' 4" (3.56m x 2.84m) Double glazed window to the rear, ceiling coving, wall mounted electric heater, two built-in cupboards.

Bathroom

9' 4" x 5' 8" (2.84m x 1.73m) Double glazed patterned window to the rear, a modern three piece suite comprising; panelled bath with fitted screen and electric shower over, low level WC, wash hand basin with mixer tap and cupboard under, airing cupboard housing water cylinder, non-slip flooring.

Garage

Located to the rear, accessed via up and over door.

NB

We have been advised of the following;

999 year lease from 1974

Service charge from the period - 29th September 2024 - 28th September 2025 - £2023.62

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		78
(55-68)	D	65	
(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	

