



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 4, 19 Buckhurst Road, Bexhill-on-Sea, East Sussex  
**£237,000** TN40 1QF  
2 Bedroom 2 Bathroom 1 Reception







## AT A GLANCE...

This charming ground floor apartment features a private rear garden, a share of freehold and its own entrance!

Ideally located a very short walk from the amenities of the town centre, train station and the iconic seafront promenades, the apartment boasts abundant character and charm with accommodation including; An enclosed porch opening into the spacious lounge/diner with a feature fireplace and doors opening out to the rear garden. There are matching wall and base units in the kitchen that includes an integrated oven & hob, as well as space for a fridge/freezer.

The apartment has two double bedrooms, one with an en-suite bathroom with space and plumbing for utilities and there is an additional shower room.

Furthermore, the apartment comes with gas central heating, double glazing and a private rear garden. The garden is predominantly laid to lawn with a garden shed, a raised vegetable garden and side access to the front of the property.

To appreciate all the property has to offer and its convenient location in full, your early viewing is highly recommended!



### Key Features:

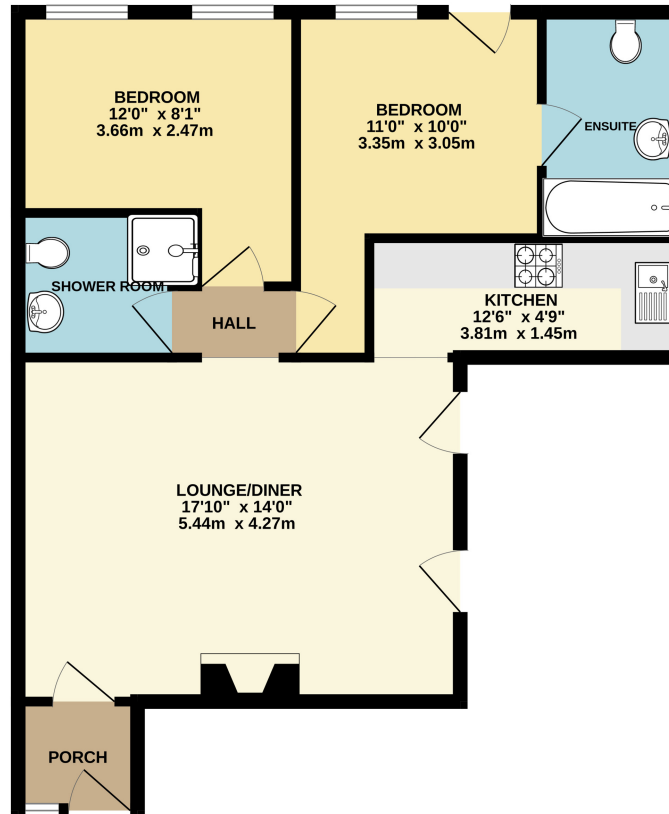
- Ground Floor Apartment
- Private Entrance
- Share of Freehold
- Two Double Bedrooms
- Rear Garden
- Ideal Location

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GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Location

The property is located within walking distance to Bexhill town centre. Bexhill train station is just 0.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The seafront promenades are just 0.4, along with well-regarded restaurants.

## Lease & Maintenance Information

Tenure - Share of freehold  
 Lease term - TBC  
 Ground rent - N/A  
 Maintenance charge - £600 per annum.

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