



Flat 6, 23 Magdalen Road, Bexhill-on-Sea, East Sussex, TN40 1SB

Spacious Two Bedroom Purpose Built Apartment With South Facing Balcony & Garage £225,000 - Leasehold





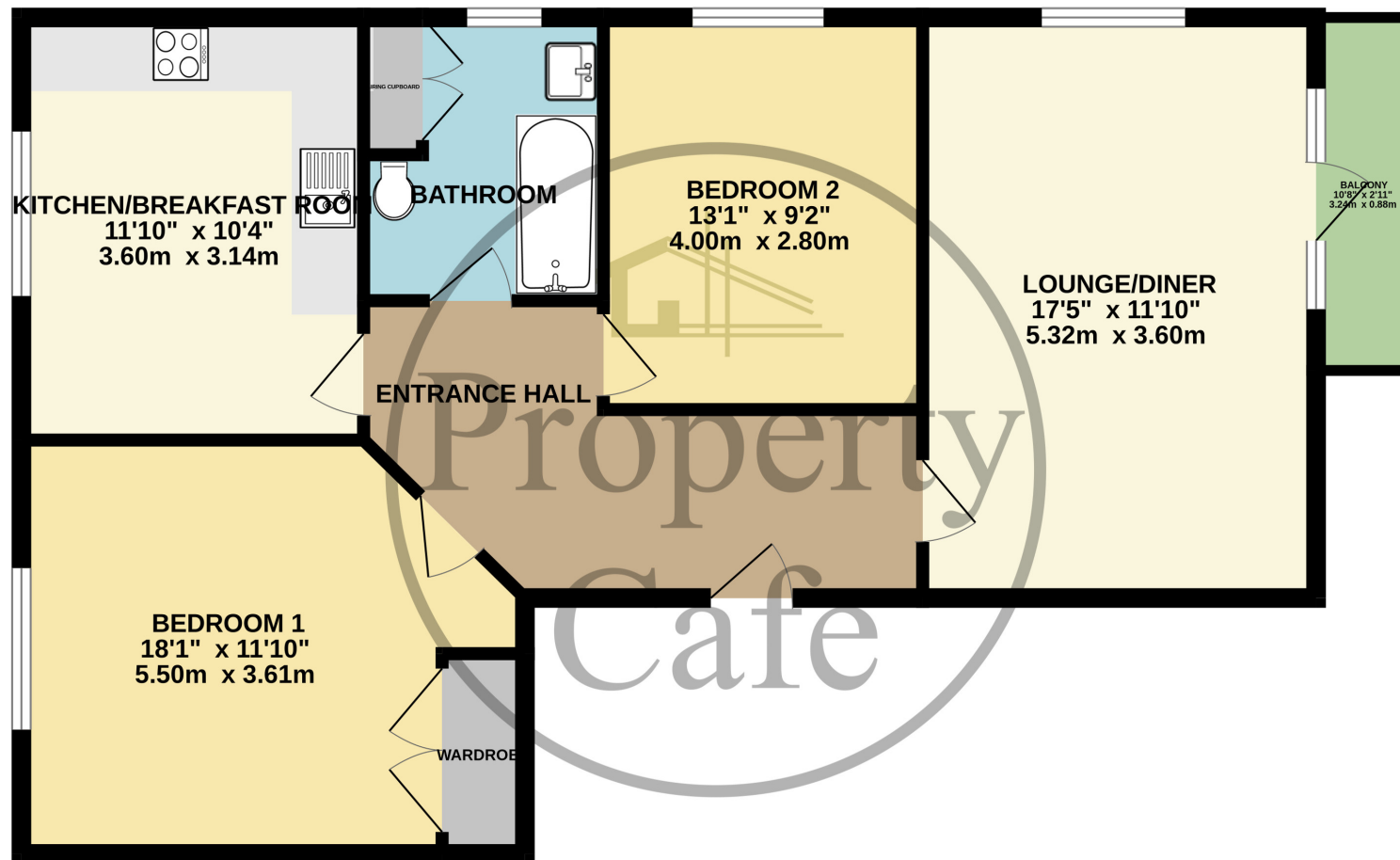


Property Cafe are delighted to present to the market this spacious two bedroom, 2nd floor, purpose built apartment for sale situated in an incredibly convenient position within Bexhill town centre. Accommodation and benefits include; A secure communal entrance area with entry phone system; Inner flat hallway giving access to all internal rooms; Spacious dual aspect lounge/diner; Modern fitted kitchen/breakfast room with ample cupboard & worktop space in addition to an integrated oven and hob as well as room for freestanding white goods; Two well proportioned double bedrooms, the master offering fitted wardrobes; Family bathroom comprising of a bath with overhead shower attachment, wash basin & WC. Externally the flat boasts a south facing balcony with stunning far reaching views to sea and a single garage en-bloc to the rear. Other benefits include gas central heating, double glazing and to be sold with no onward chain. We recommend you view at your earliest convenience.





## 2ND FLOOR FLAT



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  
**Parking Types:** Garage. On Street. Permit.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.

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>		
(55-68) <b>D</b>	68	74
(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	



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.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & main post office. There are regular bus stops close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Purpose Built Flat For Sale With Balcony & Views
  - Spacious Dual Aspect Lounge/Diner
  - Modern Fitted Kitchen Breakfast Room
- South Facing Balcony & Far Reaching Sea Views
  - Two Generous Double Bedrooms
- Modern Fitted Bathroom
  - Garage En-Bloc.
- Secure Communal Entrance With Entry Phone System
  - Sought After Town Centre Position
  - Sold With No Onward Chain