



Flat 1, 53 Wilton Road, Bexhill-on-Sea, East Sussex, TN40 1HX
Unique & Substantial Two Bedroom Ground Floor Garden Flat £259,950





Property Cafe are delighted to present to the market this extremely spacious two bedroom, garden flat for sale situated in an incredibly sought after town centre position. Accommodation and benefits include: A secure communal entrance with entry phone system; Inner entrance hall giving access to some of the internal rooms; Spacious lounge with feature bay window & ample space to relax & entertain; Separate dining room with access leading onto the modern fitted kitchen; Two well proportioned double bedrooms; Fitted bathroom comprising of bath & overhead shower, wash basin & WC. Externally this apartment boasts private front & rear gardens. In addition this property is offered for sale with a tanked & dry cellar which can be accessed via both internal & external doors and is currently used as a home office space or at the very least is extremely useful storage, in good decorative order throughout and with a share of freehold. We recommend you view this property at your earliest convenience.

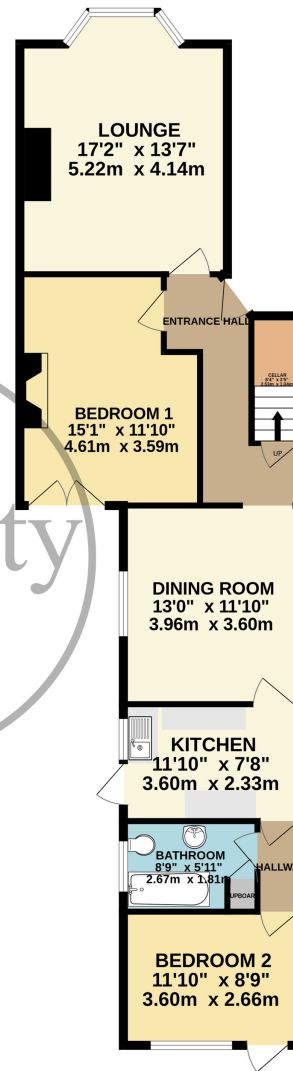
The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly 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, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



BASEMENT
132 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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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.





Share of Freehold ** Remaining Lease Length - In Excess of 900 Years ** Maintenance Charge - As & When (1/3rd Share of)

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- Ground Floor Garden Flat For Sale
 - Vast Westerly Aspect Lounge
 - Separate Dining Room
 - Modern Fitted Kitchen
 - Two Spacious Double Bedrooms
 - Family Bathroom
- Private Rear Garden.
- Period Features & Character
- Sought After Town Centre Location
 - Share of Freehold
- Viewing Highly Recommended

www.propertycafe.co



01424 224488