



12 MULBERRY COURT 59-63 DEVONSHIRE ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 1HG

£120,000 LEASEHOLD



COMMUNAL ENTRANCE

Accessed via communal front door to the rear from Eversley Road, stairs rising to the third floor, private front door opening into the entrance hall.

ENTRANCE HALL

Access to loft Space via hatch, radiator with thermostatic control, security entry phone system, vinyl flooring, doors to all rooms including;

LOUNGE/DINER

13' x 11' 2" (3.96m x 3.40m) Two double glazed windows to the rear, radiator with thermostatic control, telephone point, television point, carpet as fitted, feature archway through to the kitchen.

KITCHEN

7' 5" x 5' 7" (2.26m x 1.70m) Part tiled walls, a modern fitted kitchen comprising range of solid wood working surfaces incorporating stainless steel sink and drainer unit with central mixer tap, further range of matching white gloss fronted wall and base units with fitted drawers, built in four ring ceramic touch sense hob with stainless steel extractor hood over and oven and grill underneath, space for fridge, modern wall mounted Worcester gas fired boiler, vinyl flooring.

BEDROOM

17' 10" x 11' 2" (5.43m x 3.40m) A spacious double bedroom with two double glazed windows to the front, built in full width fitted wardrobes, radiator, carpet as fitted.

BATHROOM/WC

Part tiled walls, a superb modern fitted white suite comprising panelled shower/bath with thermostatic shower over, wash hand basin encased with vanity unit with cupboard underneath, low level WC with concealed cistern, heated chrome ladder style towel rail, extractor fan, vinyl flooring.

AGENTS NOTES

Lease: 125 years from 24th June 1987 approx 86 years remaining

Council Tax Band A

EPC Rating C

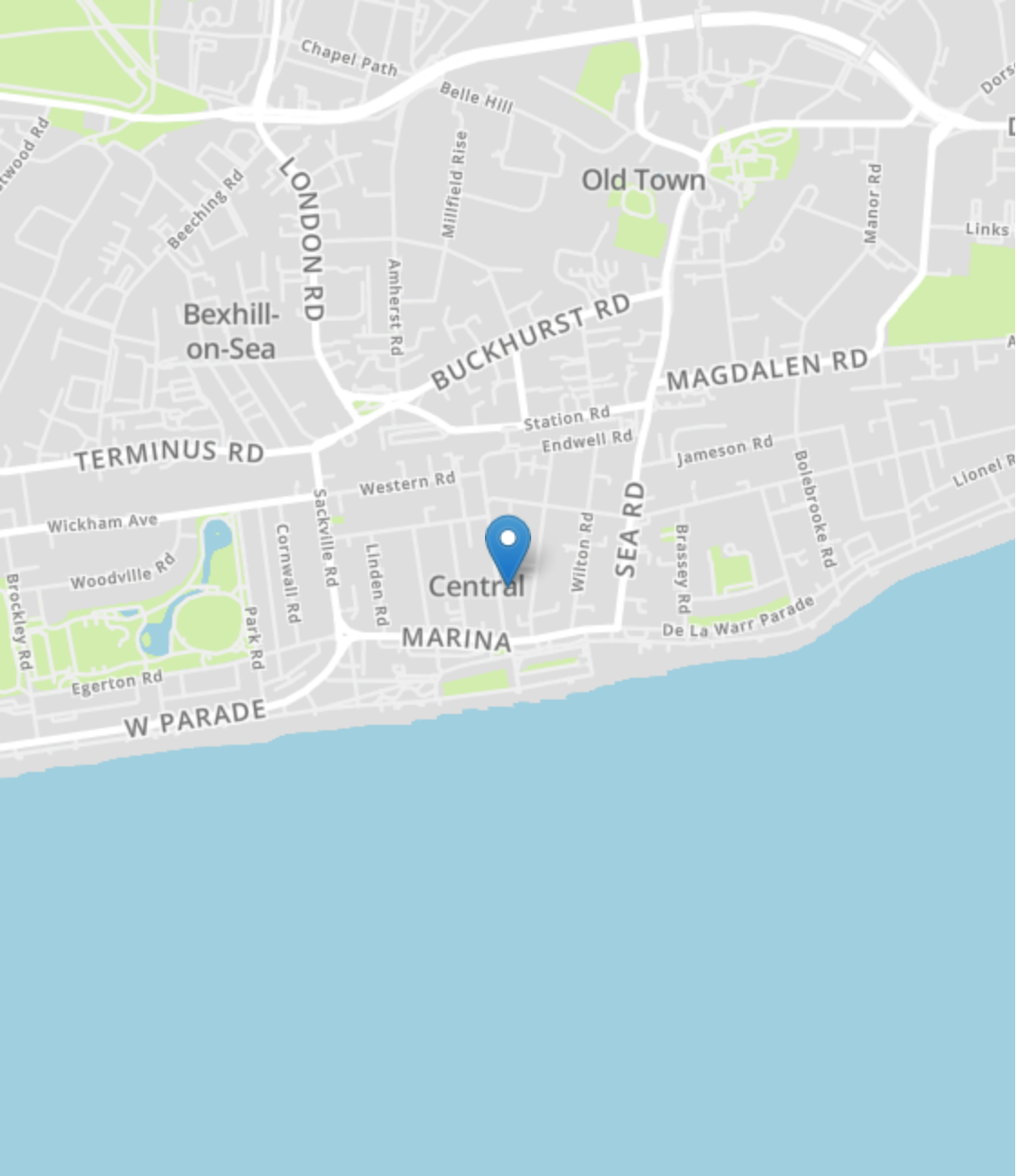
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

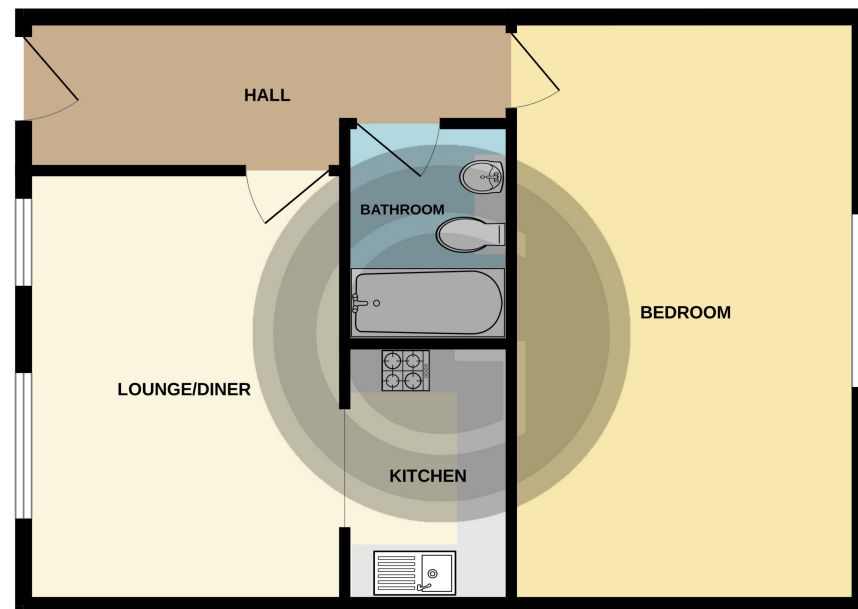
DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





THIRD 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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