



2A Albert Road, Bexhill-on-Sea, East Sussex, TN40 1DG

Immaculate & Generous Two Bedroom 1st Floor Flat With An Additional Study/Walk-in Wardrobe
£210,000 - Leasehold Share of Freehold





Welcome to this stunning two bedroom first floor apartment, beautifully presented and perfectly positioned in a highly sought-after central location. From the moment you step inside, the sense of space and light is undeniable.

The spacious lounge diner is a real highlight, featuring an elegant bay window that floods the room with natural light — the ideal setting for both relaxing evenings and entertaining guests. The fitted kitchen is thoughtfully designed with integrated appliances, offering both style and practicality for modern living. Both bedrooms are generous doubles, providing comfortable and versatile accommodation. In addition, there is a valuable extra room currently arranged as a study or walk-in wardrobe — perfect for home working or additional storage. The property also benefits from a contemporary fitted shower room, finished to a modern standard.

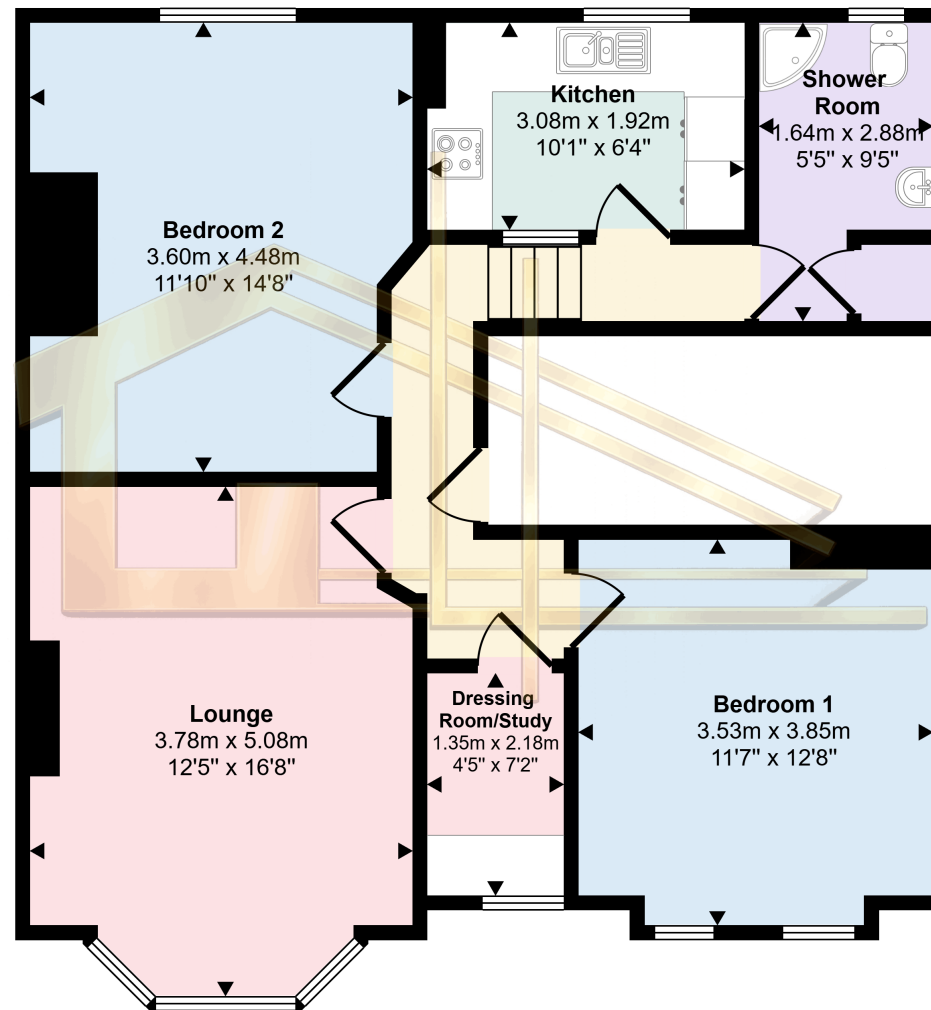
Immaculately presented throughout, this home is gas centrally heated and double glazed, ensuring comfort and efficiency all year round. Further enhancing its appeal is a share of freehold, long lease and low outgoings — making this not only a beautiful home but a smart investment. Set within an impeccably maintained building with well-kept communal areas, this apartment truly stands out.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Share Of Freehold * Remaining Lease Length - 144 years approx * Maintenance - As & When (1/3 share) * Ground Rent - N/A.



Approx Gross Internal Area
70 sq m / 757 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (79)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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, pharmacy & 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.

- Stunning Two Bedroom 1st Floor Apartment For Sale
 - Spacious Lounge Diner With Bay Window
 - Fitted Kitchen With Integrated Appliances
 - Two Generous Double Bedrooms
 - Modern Fitted Shower Room
 - Additional Study/Walk-In Wardrobe
- Share Of Freehold, Long Lease & Low Outgoings
 - Immaculately Presented Throughout
 - Gas Central Heated & Double Glazed
 - Sought After Central Location
 - Impeccably Kept Building & Communal Areas
 - Viewing Highly Recommended