




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£204,950

2 12, Fulmer Place, New Park Avenue, Bexhill-on-Sea,
East Sussex TN40 1QX

 2 Bedroom

 1 Bathroom

 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to present this delightful first floor purpose built apartment within walking distance of Bexhill town centre and train station. Upon entering the block, there is the option of a lift or stairs accessing the first floor landing, with private door leading into the apartment. This light, well maintained and spacious apartment comprises entrance hall, two double bedrooms, fitted kitchen, modern family bathroom with full sized bath and shower over, wash hand basin and w/c and an impressive lounge/dining room leading to a South facing balcony with views out to the South. In addition there is a garage en-bloc and attractive and well cared for communal gardens for the occupiers to enjoy.

The apartment is situated in a popular location being just a few minutes walk to Bexhill town centre and just a short stroll to Bexhill mainline railway station and the seafront.

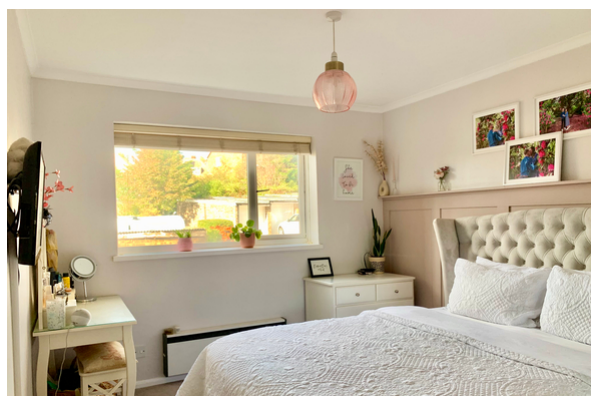
Additional benefits include lift access to all floors, double glazing, electric heating system, first come first serve parking spaces and secure telephone entry.

The current owners advise that the property comes with approx 85 years remaining on a 125 year lease, Ground Rent is £10pa and maintenance is currently £103.31 per month. years remaining.

Viewing is highly recommended to fully appreciate all this apartment has to offer!

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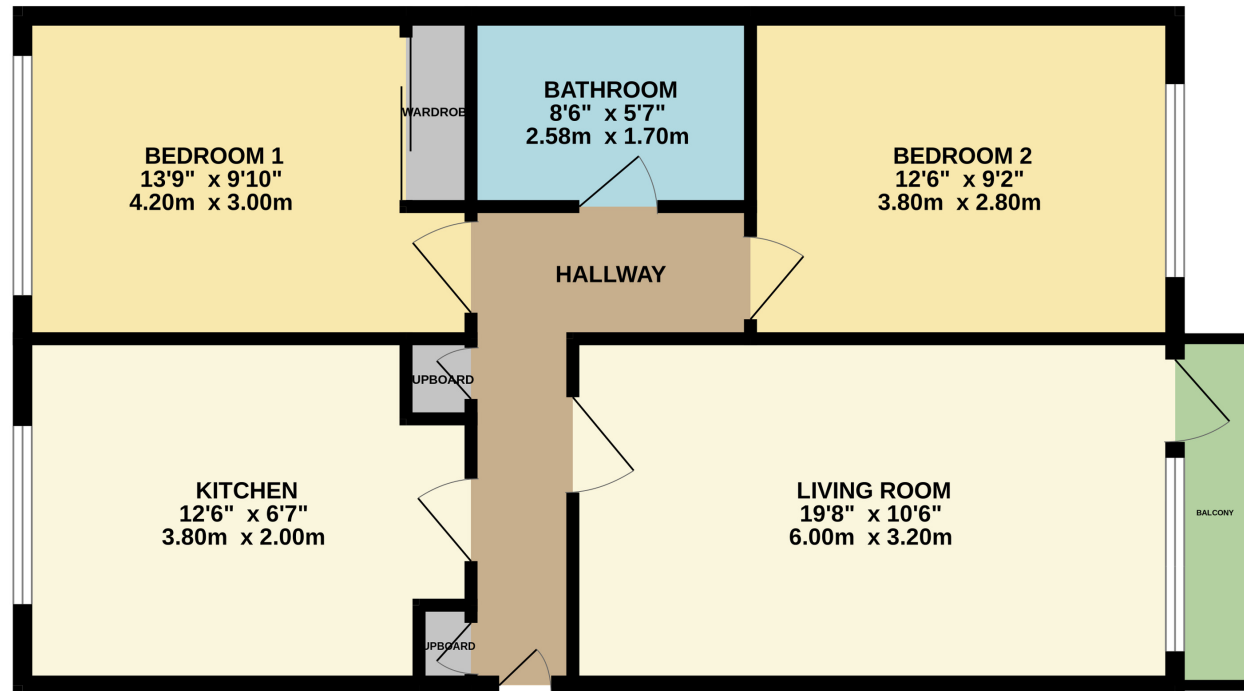
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Spacious First Floor Apartment
- South Facing Balcony
- Purpose Built Block
- Delightful Communal Gardens
- Council Tax Band C
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Close to Bexhill Town Centre
- Garage en-bloc

FIRST 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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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+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

LOCATION

Ideally situated within walking distance of Bexhill town centre, with all its local amenities, restaurants and bars, and also just a short stroll to the Bexhill seafront with the iconic De La Warr Pavilion offering live music and concerts throughout the year. Bexhill train station with links to Hastings, Eastbourne, Brighton and London Victoria is also just a short walk away.

OUTSIDE

The property is situated within well kept communal gardens, with various seating areas to enjoy all year round. The property also has the benefit of use of a garage which is located en-bloc, in addition there is off road parking which is available on a first come first serve basis.

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