



7 Newdigate House, Knole Road,
Bexhill-on-Sea, East Sussex TN40 1LQ



PROPERTY DESCRIPTION

CHAIN FREE. A charming Grade II listed two bedroom second floor seafront flat ideally situated just a short stroll from the town centre and mainline railway station with links to London, Brighton & Ashford. The apartments boasts plenty of natural light and character features including high ceilings. The accommodation comprises; communal entrance hall with stairs rising to the second floor, private entrance hall with space for a study area/small dining table, south facing lounge & kitchen both with amazing views over the English Channel, two bedrooms both overlooking to newly renovated Gulliver's Bowling Green and a re-fitted contemporary shower room. EPC - C.

FEATURES

- Charming Grade II Listed Seafront Apartment
- Two Bedroom Second Floor
- Modern Kitchen With Breakfast Bar Beneath The Window Offering Amazing Views
- Re-Fitted & Contemporary Shower Room
- Walking Distance To Town & Train Station
- Gas Fired Central Heating
- Both Bedrooms Overlooking The Bowling Green
- Chain Free
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, stairs rising to the second floor.

Private Entrance Hall/Study Area

Accessed via private front door, entry-phone handset, wall mounted central heating thermostat, two radiators, cupboard with plumbing for washing machine and shelving, cupboard housing fuse box.

Living Room

13' 8" x 10' 10" max (4.17m x 3.30m max) Double glazed window with views across the English Channel, radiator, feature recessed shelving.

Kitchen

10' 11" x 9' 4" (3.33m x 2.84m) Double glazed window with views across the English Channel, spotlights, a modern fitted kitchen comprising; a range of of working surfaces with inset butler sink, central mixer tap and grooved drainer, space for cooker with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in fridge/freezer and slimline dishwasher, recessed shelving, breakfast bar beneath the window to enjoy stunning views, under-floor heating.



Bedroom 1

15' 2" x 10' 9" max (4.62m x 3.28m max) Sash windows with views across the Gulliver's Bowling Green, radiator.

Bedroom 2

11' 1" x 5' 3" (3.38m x 1.60m) Sash windows with secondary glazing with views across the Gulliver's Bowling Green, radiator.

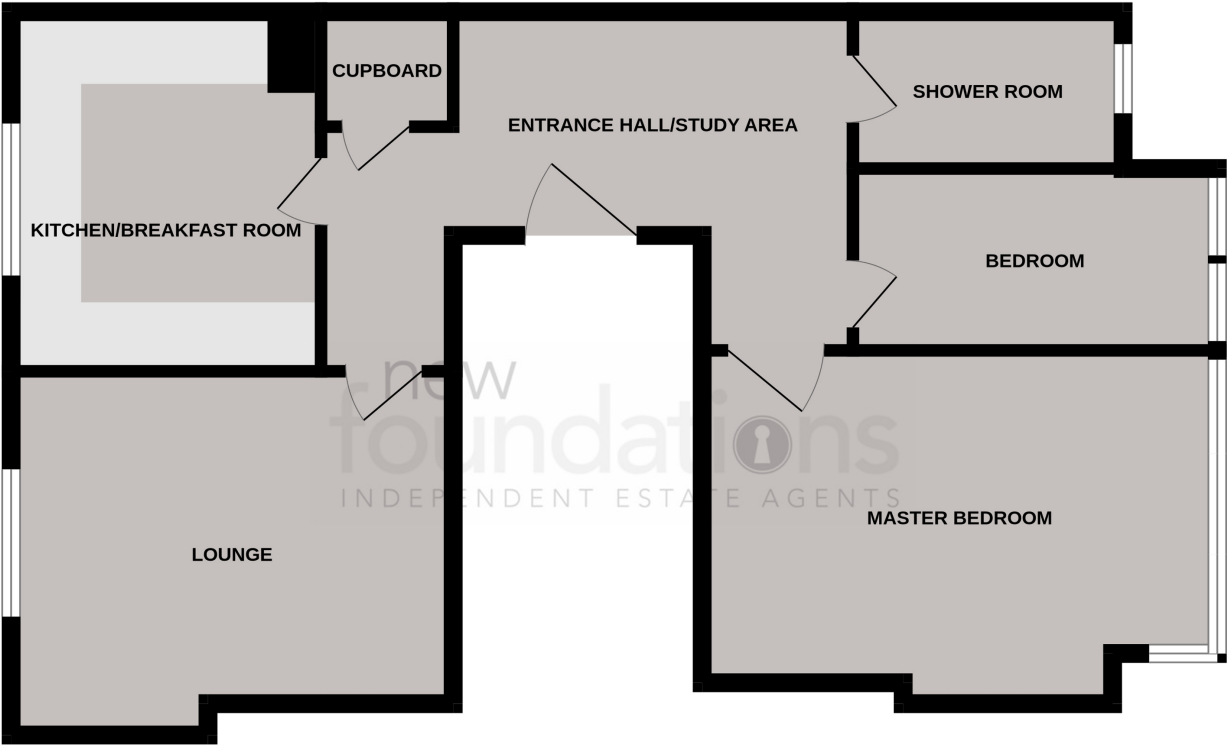
Shower Room

Double glazed frosted glass window, spotlights, a re-fitted and contemporary suite comprising; large fully tiled walk-in shower cubicle with rain effect shower over, chrome controls and handheld attachment, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, radiator with towel rail, tiled flooring.

NB

We have been advised of the following;
Quarterly service charge - £903 &
contribution to major works - £627
Ground Rent £100 per annum
180 years remaining on the lease

FLOORPLAN



KNOLE ROAD, BEXHILL-ON-SEA

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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