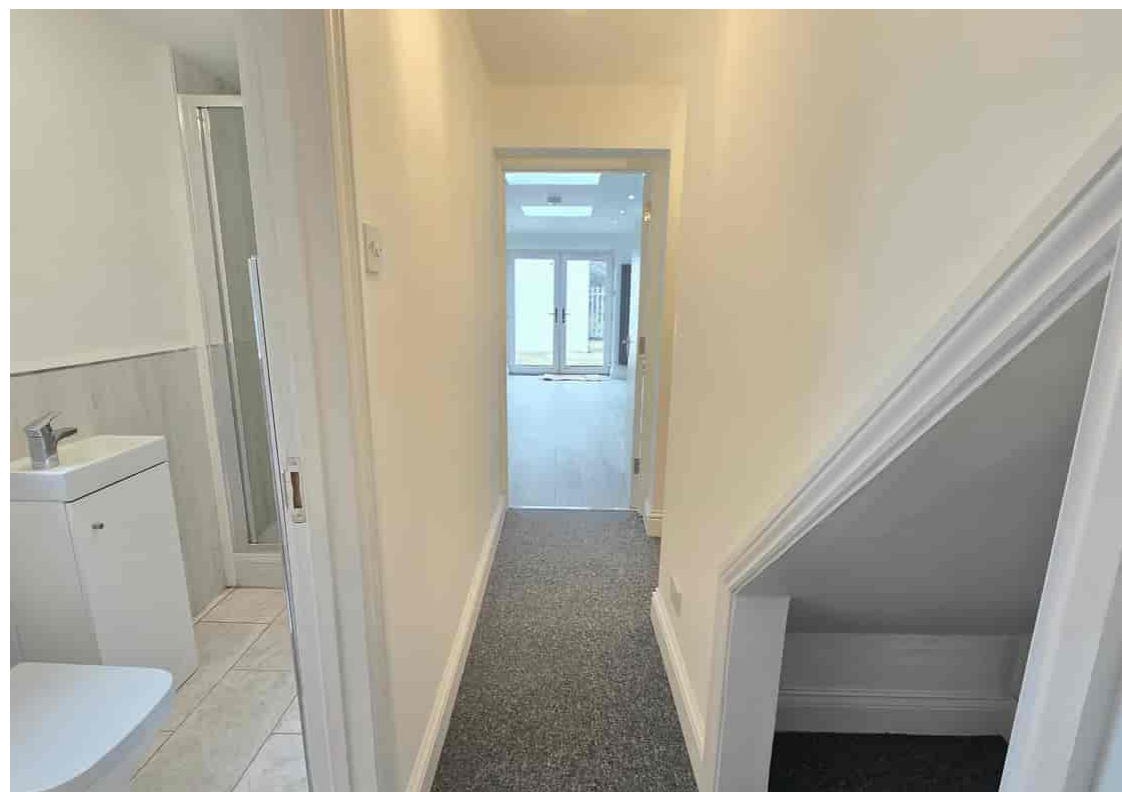
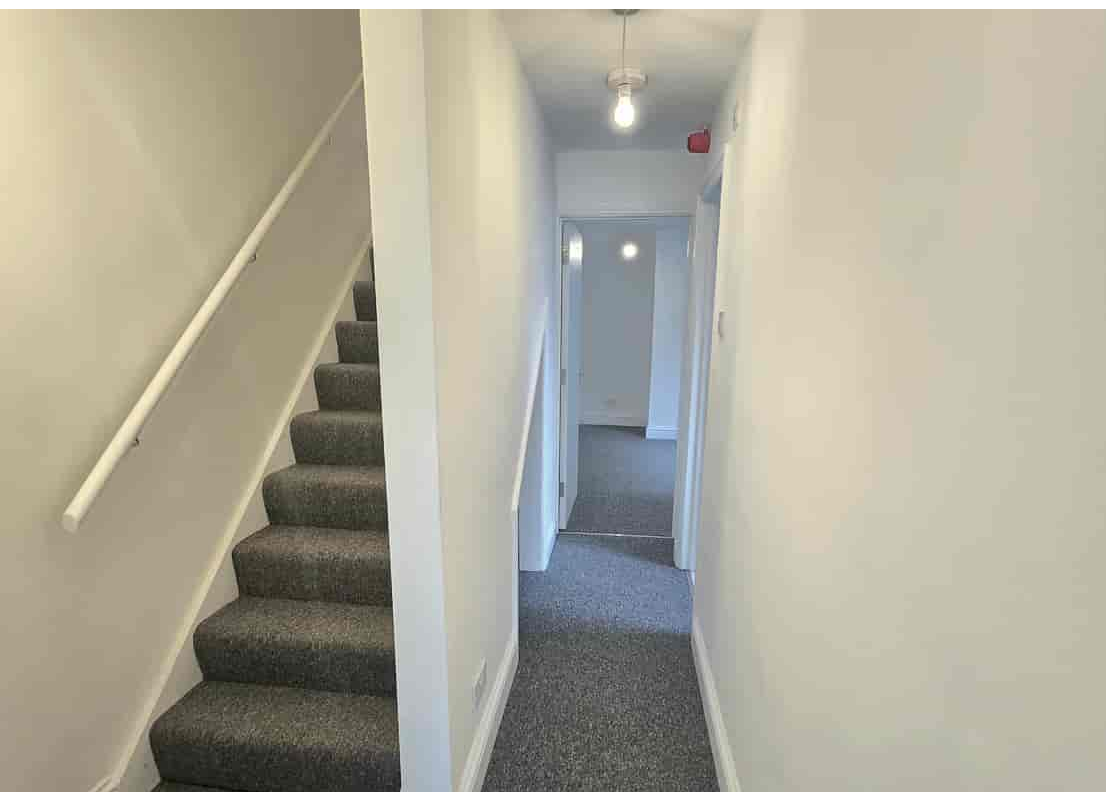




46A Western Road, Bexhill-on-Sea, East Sussex, TN40 1DY

Description An Immaculate Spacious Split Level Two Bed / Two Bathroom Apartment *

Newly Converted & Fully Refurbished : NO CHAIN !! £235,000 - Leasehold

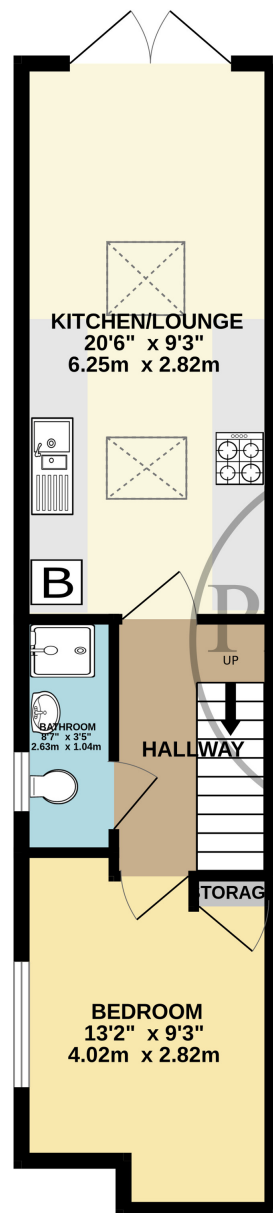




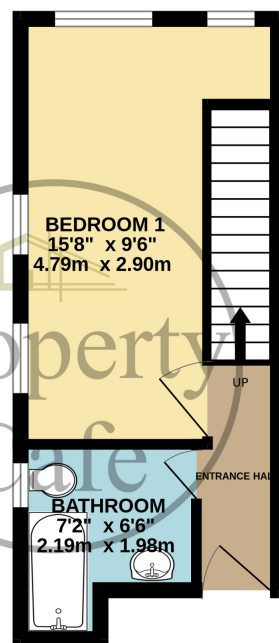
The Property Cafe Is Delighted To Offer For Sale This Spacious Split Level Two Bed / Two Bathroom Apartment That Has Been Newly Converted & Fully Refurbished Throughout : Accommodation & Benefits Include: A Secure Communal Entrance & A Refurbished Communal Hall * A Well Presented Inner Hall With Security Entry Phone & Access To : Two Good Size Double Bedrooms * A Spacious & Bright Modern Open Plan Fitted Kitchen Area With Stunning Open Style Living Space With Ceiling Lanterns & Access To The Courtyard * A Modern Bathroom (1st Floor) & Separate Sower Room (Ground Floor) * Newly Fitted Carpets & Floor Coverings * Double Glazed & Central Heated * Low Outgoings & New 125 Year Lease * Own Private Rear Courtyard Area * As The Floor Plan & Adjacent Photos Will Illustrate The Accommodation Is Both Spacious & Bright Being Split Over The Ground & First Floor & Is Located At The Rear Of The Building So Is Both Private & Peaceful. **Location: Being Situated In The Heart Of The Town Centre Close To All Essential Shopping & Transport Amenities, Seafront & Mainline Station. Your Earliest Viewing Is Highly Recommended: Call Our Bexhill Team On 01424 224488**



GARDEN LEVEL
385 sq.ft. (35.8 sq.m.) approx.



FIRST FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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.
Made with Metropix ©2025



Bedrooms: 2
Receptions: 2
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (67)
Annual Service Charge: 1000
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



A Spacious Split Level Two Bed / Two Bathroom Apartment * Newly Converted & Fully Refurbished * Two Good Size Double Bedrooms * Modern Bathroom & Additional Modern Shower Room * Spacious & Bright Modern Fitted Kitchen * Open Style Living Space With Ceiling Lanterns & Access To The Courtyard * Newly Fitted Carpets & Floor Coverings * Double Glazed & Central Heated * Low Outgoings & New 125 Year Lease * Own Private Rear Courtyard Area * Convenient Town Centre Location.





Tenure: Leasehold (New 125 Year Lease) Maintenance Charge: £1000 Per Year (No Ground Rent Charge) Council Tax: Band A. (£1616.97 Per Year) ... We believe in meeting you in person; with this in mind we have developed a unique lounge style environment. This allows you the time and space to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We look forward to meeting you. We very much believe in giving accurate viewing feedback would ask you to call us with your feedback as soon as convenient. Please ring the Bexhill Office on 01424 224488.

- Spacious Split Level Apartment
 - Own Private Rear Courtyard Area
 - Two Good Size Double Bedrooms
 - Newly Converted & Fully Refurbished
 - Spacious & Bright Modern Fitted Kitchen
 - Contemporary Open Style Living Space
 - Lounge Area With Access To The Courtyard
 - Modern Bathroom & Separate Shower Room.
- Immaculately Presented Apartment Throughout
 - Newly Fitted Carpets & Floor Coverings
 - Double Glazed & Central Heated
 - Low Outgoings & New 125 Year Lease
 - Convenient Town Centre Location
 - Ideal For Shopping, Mainline Station & Seafront
 - Sold With No Onward Chain
 - Viewing Highly Recommended.