



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



PROPERTY DESCRIPTION

CHAIN FREE. A well presented and spacious two bedroom first and second floor maisonette situated in the heart of Bexhill Town Centre and within a short stroll of the beach and railway station. The accommodation comprises; communal entrance, stairs rising to the first floor and leading to the private entrance, entrance hall, bay fronted south facing lounge, modern kitchen, stairs to the second floor landing, two bedrooms and a modern bathroom. EPC - D.

FEATURES

- First & Second Floor Town Centre Maisonette
- Two Bedrooms & Bathroom On The Second Floor
- Gas Fired Central Heating
- Modern Kitchen
- Spacious, South Facing Bay Fronted Lounge
- Chain Free
- South Facing Master Bedroom
- New 125 Year Lease



ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door, stairs rising to the first floor.

Entrance Hall

Accessed via private door, stairs rising to the second floor.

Lounge

16' 1" x 14' 6" into bay (4.90m x 4.42m into bay) Double glazed sash windows to the front and bay window to the front, radiator.

Kitchen

11' 11" x 9' 9" (3.63m x 2.97m) Double glazed window to the front, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for washing machine, wall mounted gas fired boiler.

Second Floor Landing

Double glazed window to the rear, space for desk.

Bedroom One

16' 0" x 11' 11" reducing to 8' 7" (4.88m x 3.63m reducing to 2.62m) Double glazed windows to the front, radiator, built-in cupboard.

Bedroom Two

9' 0" x 8' 9" (2.74m x 2.67m) Double glazed window to the rear, radiator.

Bathroom

A modern fitted three piece suite comprising; panelled bath with folding screen and fitted shower, low level WC, wash hand basin with mixer tap and cupboard under.

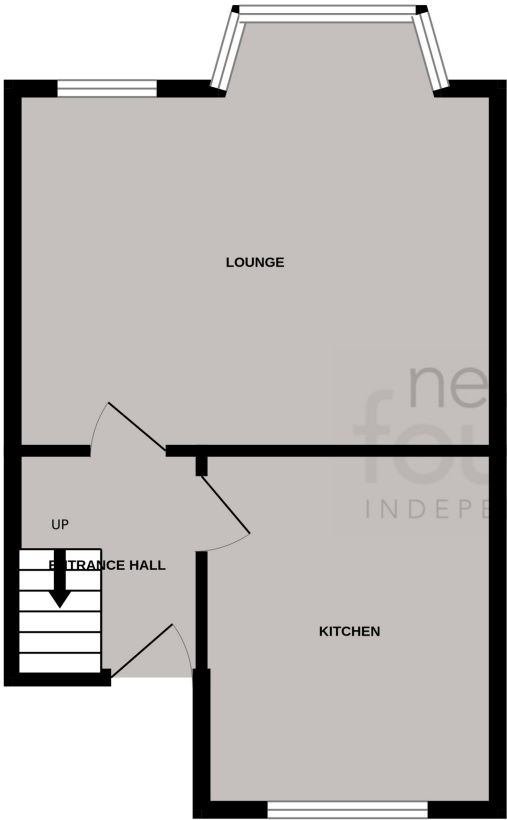
NB

We have been advised the vendor will be offering a new 125 year lease upon completion.

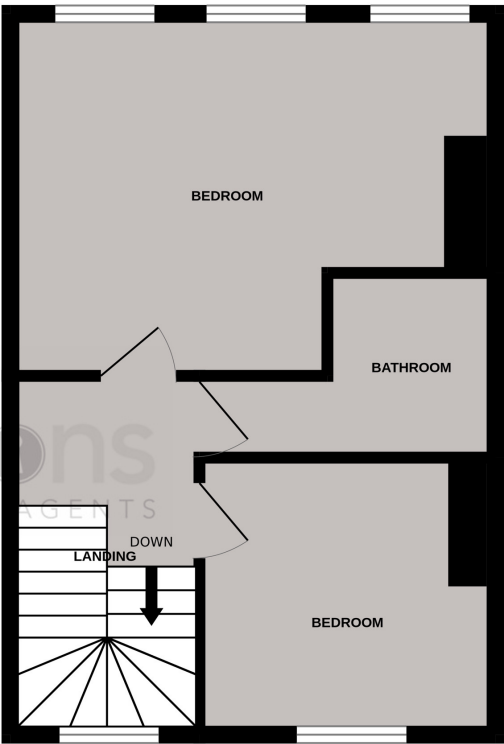
Service Charge - TBC.

FLOORPLAN

FIRST FLOOR



SECOND 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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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			66	77
(92+)	A			
(81-91)	B			
(69-80)	C			
(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	