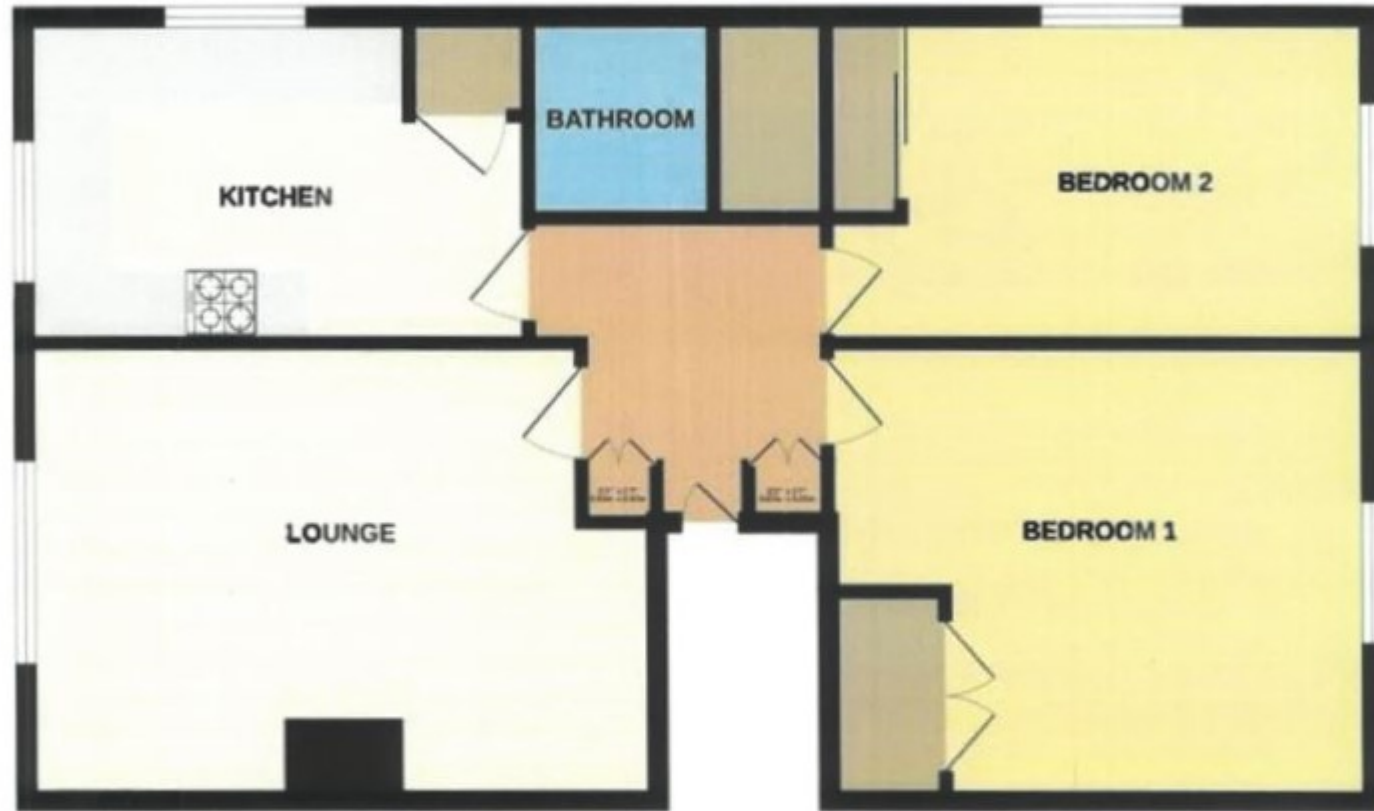


7 Bayeux Court

£239,500

Middlesex Road
Bexhill-on-Sea
East Sussex
TN40 1LU





Abbott and Abbott are offering for sale with no onward chain this spacious two bedroom, first-floor flat in a purpose-built block, located within a few hundred yards of the seafront and town centre.

The flat has central heating and double glazing, a bright and spacious living room/dining room, an attractive fitted kitchen with built in oven and hob, a modern fitted shower room, and a separate WC. A single garage, located at the rear of the block, is also included in the sale.

The flat has low outgoings with an annual service charge of approximately £1,800 pa, and the property is to be sold with a share of the freehold.

Bayeux Court is in an excellent position being just a short walk from the seafront and beach, but also a very convenient level 10- minute walk into the town centre with its good selection of shops and supermarkets, cafes and restaurants, and the train station with its direct links to London Victoria.

Entrance Hall

Door entry phone, a radiator, and twin storage cupboards.

Living Room/Dining Room

3.76m x 5.31m (12' 4" x 17' 5")

Bright and spacious room with a large double glazed window, a tiled fireplace and hearth, a radiator, and a TV point.

Kitchen

4.22m x 2.69m (13' 10" x 8' 10")

Good size double aspect kitchen with a 1.5 bowl sink and mixer tap, a range of coloured base and wall mounted storage cupboards, storage drawers, work surfaces, built in oven, hob and extractor, breakfast bar, a radiator, downlights, and some wall tiling.

Bedroom 1

4.55m x 3.84m (14' 11" x 12' 7")

Bright and spacious double bedroom with a radiator, and built in wardrobes.

Bedroom 2

2.69m x 3.86m (8' 10" x 12' 8")

Built in wardrobes, and a radiator.

Shower Room

Modern white suite comprising of a walk-in shower cubicle with foldaway seat, and a wash basin with single tap and vanity storage drawers under, a radiator/towel rail, extractor, boiler, and an airing cupboard.

Separate WC

White suite comprising of a WC and a wash basin.

Outside

There are well kept communal gardens, mostly laid to lawn with shrub and flower borders. The single garage is located at the rear of the property.

Other Information and Outgoings

Tenure: Share of Freehold

Lease: 999 years from 1966

Ground Rent: N/A

Service Charges: Approximately £1800pa

Council Tax Band: B

(Rother District Council)

EPC: 71/C

All measurements are approximate and are not to be relied upon for accuracy.