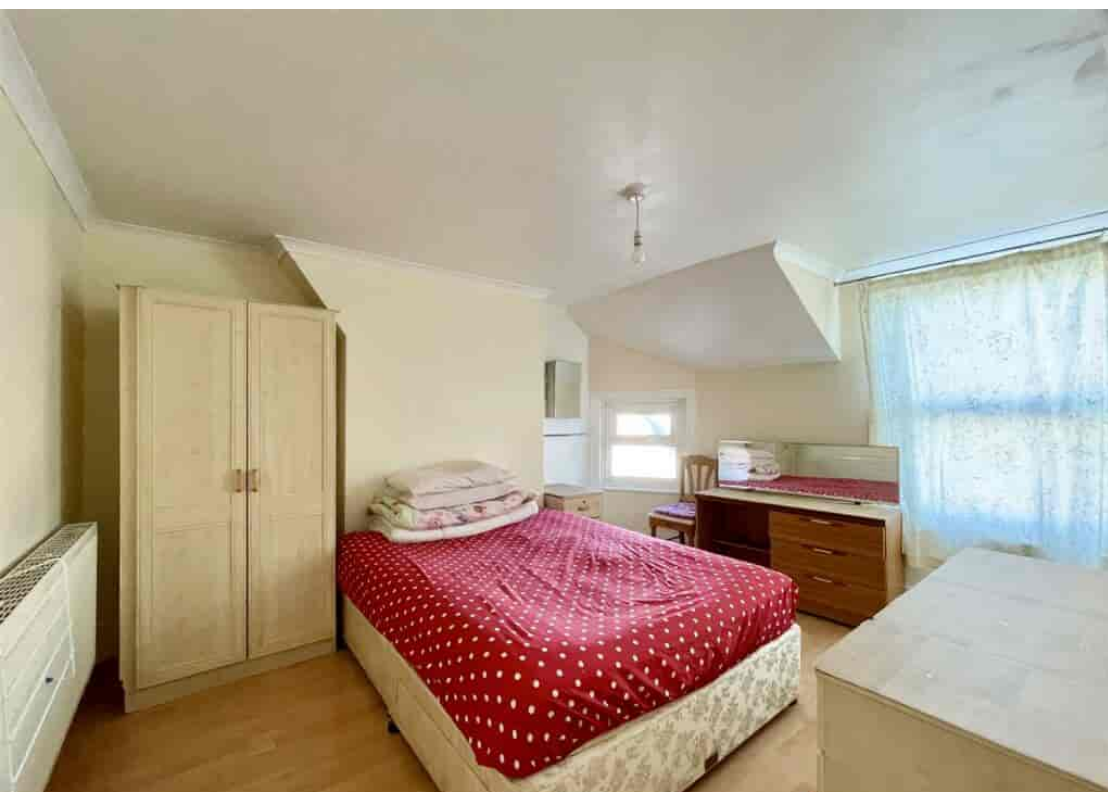




5 London Road, Bexhill-on-Sea, East Sussex, TN39 3JR
Unique Commercial & Residential Opportunity £525,000 - Freehold





Property Cafe are delighted to present to the market this unique opportunity to purchase this end of terrace property with an array of uses and elements situated in the heart of Bexhill town centre.

The accommodation comprises of a first and second floor spacious five bedroom maisonette offering fitted kitchen breakfast room, large lounge with bay window, family bathroom/WC and additional Shower Room/WC. Additionally there is a commercial shop front, 58ft storage unit/warehouse and large basement as well as a studio apartment with separate kitchen and shower room/WC. The property also benefits from having gas central heating, double glazed windows, outside space to the ground floor and a roof terrace.

The property is being sold with no onward chain and a viewing is essential to fully appreciate the full potential of this site.

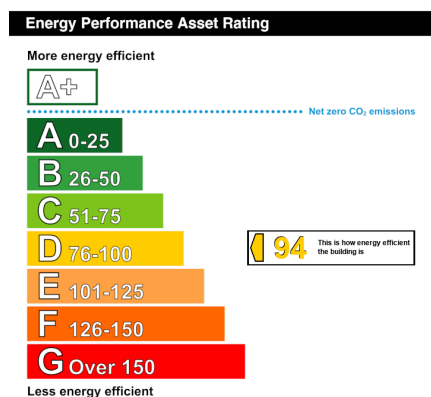
The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



A faint, light gray floor plan is visible in the background. It includes labels for various rooms: 'FURNACE' in the top left, 'DINING ROOM 13'10" X 9'' in the top center, 'LIVING ROOM 13'10" X 11'6"' in the top right, 'BATH' in the bottom left, 'ENTRY' in the bottom center, 'BATH' in the bottom right, 'CLOSET', 'LINEN', 'W/D' (washer/dryer), and 'OP ZONE' (operating zone).

FLOOR PLANS COMING SOON

Bedrooms: 5
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Unique Purchase Opportunity
 - Commercial Shop Front
 - Five Bedroom Maisonette
- 58'ft Storage Unit/Warehouse
- Separate Studio Apartment

- Basement
- Development Potential *Subject to planning
 - Investment Opportunity
 - Bexhill Town Centre Location
 - Viewing Highly Recommended