



Flat 4, 11- 13 Wilton Road, Bexhill on  
Sea, East Sussex TN40 1HY



## PROPERTY DESCRIPTION

A 1 bedroom first floor flat in Bexhill Town Centre, close to the seafront and Train station. Other notable features include gas boiler and radiators, share of freehold, long lease and to be sold with vacant possession. EPC - C.

## FEATURES

- One Bedroom First Floor Flat
- Town Centre Location
- 1/8th Share of Freehold
- No Onward Chain
- Close to Beach & Train Station
- Gas Boiler and Radiators
- Vacant Possession
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Entrance

Communal entrance door with security entry phone system stairs rising to the the first floor landing, private front door leading to private entrance hall with intercom phone.

### Living Room/Dining Room

16' 6" x 12' 2" (5.03m x 3.71m) With radiator, TV aerial point, large double glazed window with westerley aspect overlooking the front of the building.

### Kitchen

10' 2" x 7' 4" (3.10m x 2.24m) With range of units comprising; single drainer stainless steel sink unit with cupboards under, further range of cupboards and drawers with working surfaces over, built-in gas cooker with cooker hood over, space for washing machine, space for fridge/freezer, radiator, double glazed window with outlook to front.

### Bedroom

13' 0" x 10' 10" (3.96m x 3.30m) With radiator, double glazed window with outlook to rear.

### Bathroom

With white suite comprising; panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, radiator, wall mounted combination gas boiler, frosted glass double glazed window.

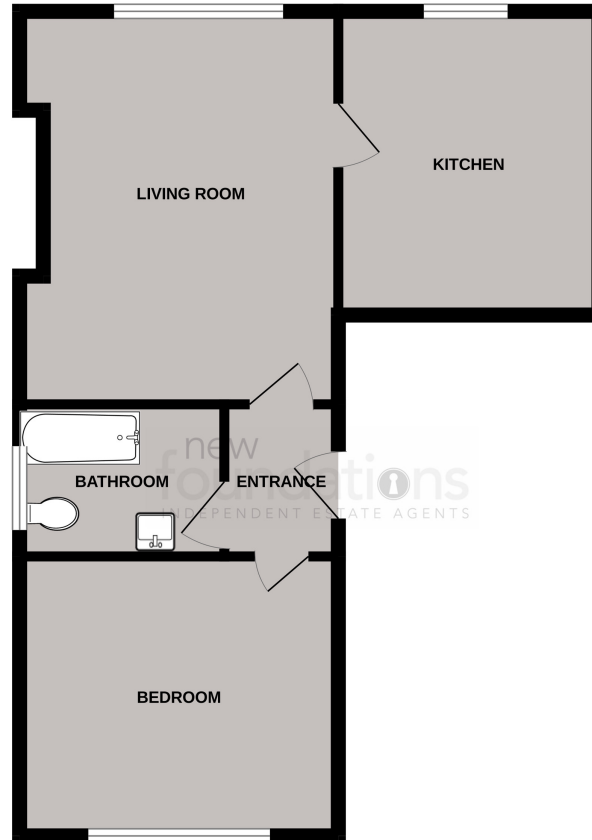
### NB

We have been advised of the following;  
1/8th share of freehold  
999 year lease from September 2016  
Service charge - £1680.91 per annum.



# FLOORPLAN

## FIRST FLOOR



WILTON COURT - HP72

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 ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	

