



Flat 9, 22 Bedford Avenue, Bexhill-on-Sea, East Sussex, TN40 1NJ

Immaculate Three Bedroom Seafront Apartment In Highly Sought After Development £450,000

- Leasehold Share of Freehold

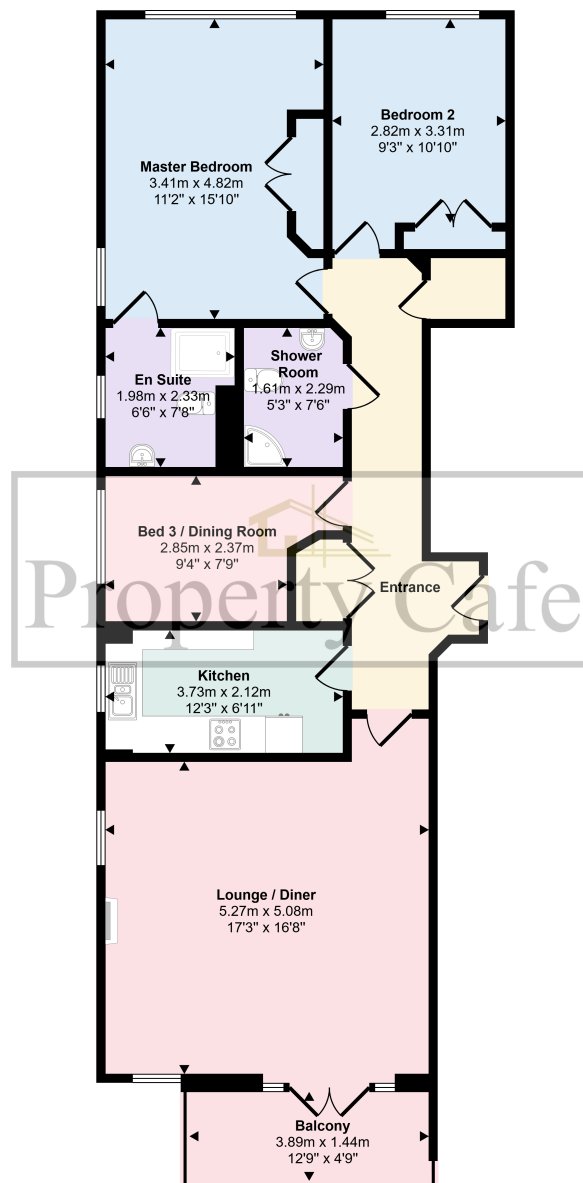




A beautifully presented, purpose-built seafront apartment featuring three spacious double bedrooms, including a master with en-suite. The south-facing lounge-diner opens onto a balcony with uninterrupted sea views. The property includes a modern bathroom, separate WC, ample storage, double glazing, central heating, and comes with a long lease and share of freehold. Residents benefit from a secure entrance with audio system, immaculate communal areas with lift access, a communal garage, and an allocated parking space. Located in a highly sought-after seafront development. Internal viewing is strongly recommended. Please call our Bexhill Team on 01424 224488.




Approx Gross Internal Area
97 sq m / 1044 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: Allocated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (76)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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 		



At Property Café we believe it important to give clear and straightforward 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.





Leasehold & Share Of Freehold : Remaining lease length 976 years - Service charge £2,000 per 6 months. A

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- Spacious Purpose Built Seafront Apartment
 - Three good size double bedrooms.
 - Master Bedroom With En-Suite
 - South Facing Lounge-Diner with Balcony
 - Stunning Sea Views (Uninterrupted)
 - Secure Communal Entrance & Audio System
 - Immaculate Communal Areas & Lift Access
 - Communal Garage & Allocated Parking Space
- Modern Fitted Bathroom & Separate WC
 - Ample Storage Throughout This Apartment
 - Double Glazed & Central Heated
 - Long Lease & Share Of Freehold
 - Immaculately Presented Décor Throughout
 - Highly Sought After Seafront Development
 - Internal Viewing Highly Recommended
 - Call Our Bexhill Team on 01424 224488