



24a Wilton Road, Bexhill-on-Sea, East Sussex, TN40 1HX

Well Proportioned Garden Flat In A Central Location £199,950 - Freehold





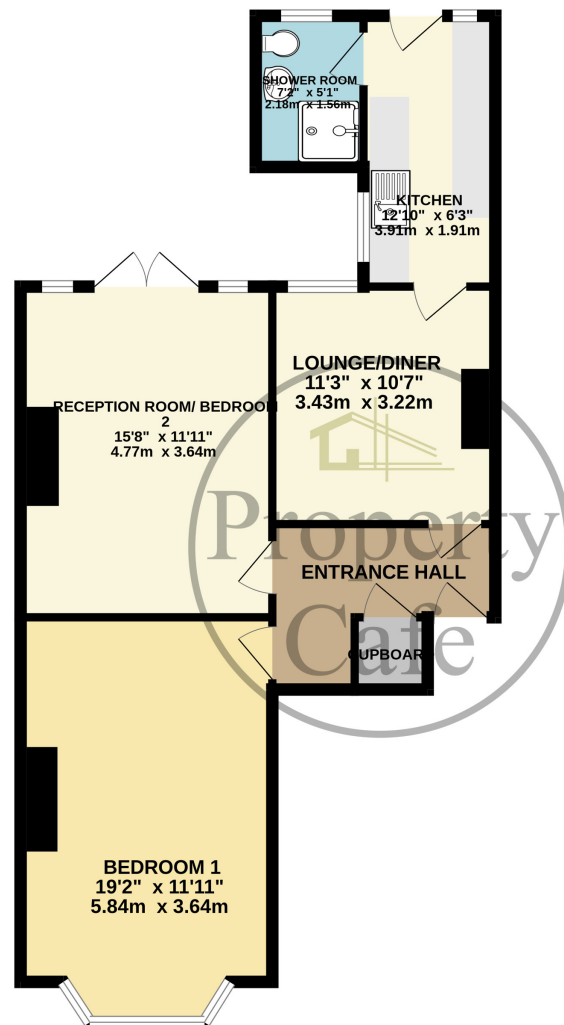
Property Café are delighted to present to the market this spacious ground floor, two reception room, one bedroom garden flat for sale positioned in an incredibly popular town centre location. Accommodation and benefits include; Its own private front door and entrance hall benefitting from a large storage cupboard; Spacious lounge with French doors leading to the garden, alternatively this room could be used as a second bedroom; Dining room leading through to a fitted kitchen offering ample cupboard & worktop area in addition to space for freestanding white goods; A generous master bedroom with a feature bay window; Fitted shower room comprising of shower cubicle, wash basin & WC. Externally this apartment boasts a west facing private rear garden. The property is offered for sale with the freehold to the building, in neutral colour schemes throughout and with no onward chain. We recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within 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 and 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.

Freehold to the building * Maintenance charge - As & when 2/5 share




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: None.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (64)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(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 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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- Ground Floor Garden Flat For Sale
 - Spacious Lounge With French Doors Leading To Garden
 - Fitted Kitchen
 - Fitted Shower Room
 - Private West Facing Rear Garden
- Sought After Town Centre Location
 - Neutral Colour Schemes Throughout
 - Freehold To The Building
 - Sold With No Onward Chain
 - Viewing Highly Recommended