



**9 The Links, Bolebrooke Road, Bexhill-  
on-Sea, East Sussex TN40 1EW**



## PROPERTY DESCRIPTION

**CHAIN FREE & GARAGE.** A spacious two bedroom first floor purpose built flat situated just off Bexhill seafront and within easy reach of the town centre and train station. The accommodation comprises; communal entrance hall with stairs rising to the first floor, private entrance hall, lounge with angled sea views, fitted kitchen, two double bedrooms and a modern shower room. Further benefits include a garage located to the rear and a share of freehold. EPC - C.

## FEATURES

- Two Bedroom First Floor Flat
- Just Off Bexhill Seafront
- Share of Freehold
- Chain Free
- Vacant Possession
- GARAGE
- Short Distance To Town Centre & Railway Station
- Council Tax Band - A





## ROOM DESCRIPTIONS

### **Communal Entrance**

Accessed via communal door, stairs rising to the first floor.

### **Entrance Hall**

Accessed via private front door, double glazed window to the rear, radiator.

### **Lounge**

15' 2" reducing to 13' 2" x 13' 0" (4.62m reducing to 4.01m x 3.96m) Double glazed window to the front with angled sea views, radiator, TV point, telephone point.

### **Kitchen**

11' 5" x 9' 9" (3.48m x 2.97m) Double glazed window to the rear, a range of laminate working surfaces with inset one and a half bowl sink and drainer unit with mixer tap, inset four ring gas hob, a range of matching wall and base cupboards with drawers, built-in electric over, larder cupboard, cupboard housing gas fired boiler.

### **Bedroom One**

15' 3" x 10' 6" (4.65m x 3.20m) Double glazed window to the front with angled sea views, a range of built-in cupboards, radiator.

### **Bedroom Two**

12' 4" x 11' 6" (3.76m x 3.51m) Double glazed window to the front with angled sea views, a range of built-in cupboards, radiator.

### **Shower Room**

6' 7" x 5' 11" (2.01m x 1.80m) Double glazed frosted glass window to the rear, walk-in double shower cubicle with electric shower over, low level WC, wash hand basin with mixer tap and cupboard under, radiator.

### **Garage**

Located to the rear, accessed via up and over door.

### **NB**

We have been advised of the following;  
Share of Freehold

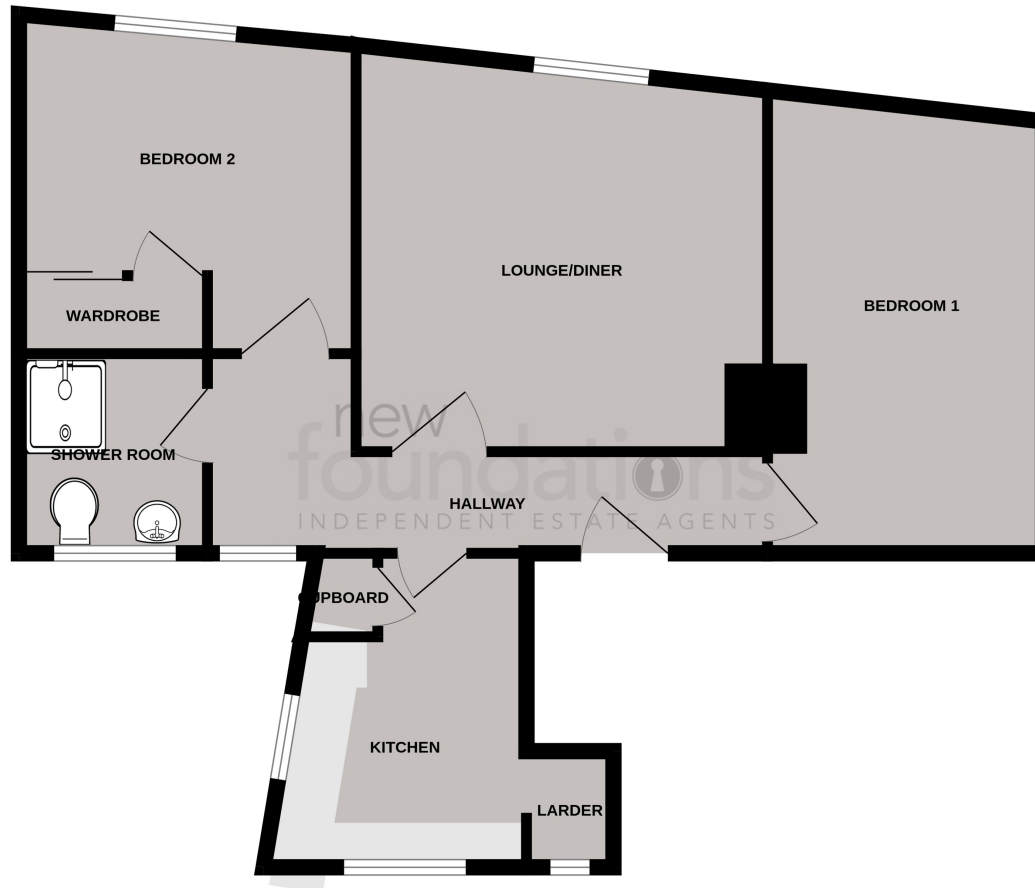
Remainder of a 999 year lease

£155 per month service charge

£25 per month contribution to sinking fund

# FLOORPLAN

## GROUND FLOOR



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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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>	74	79
(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>			
England, Scotland & Wales		EU Directive 2002/91/EC	

