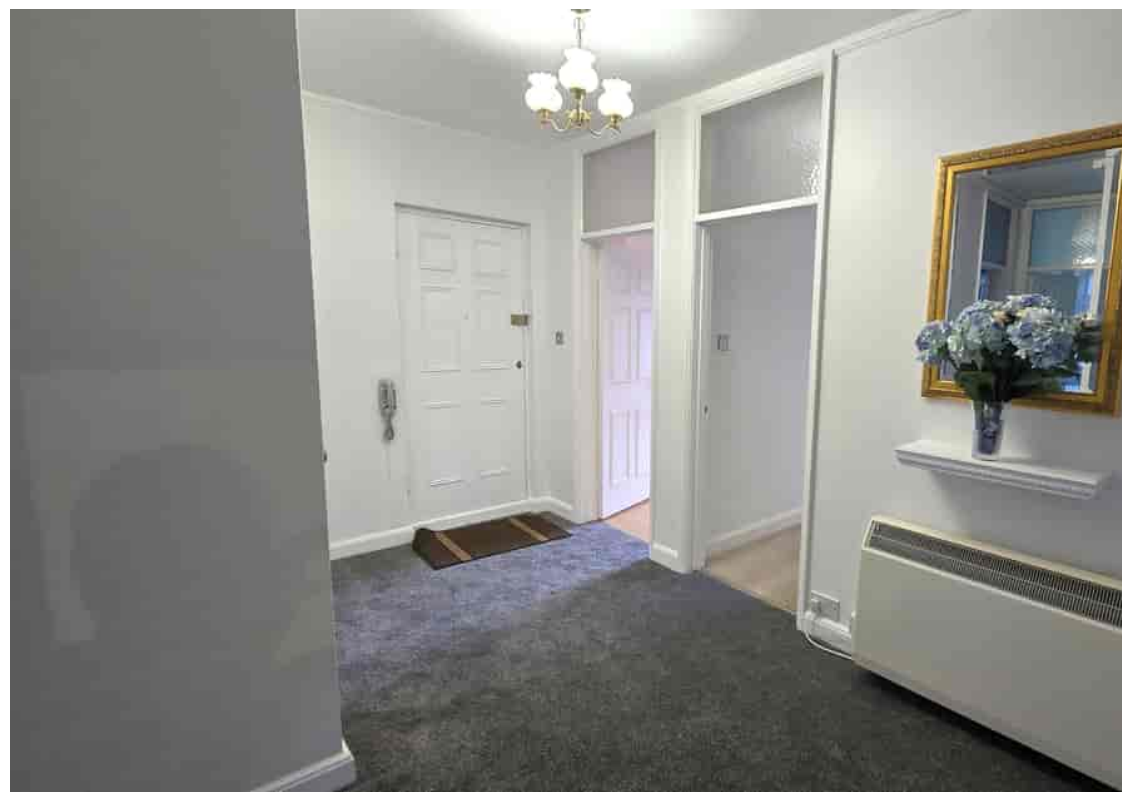




Flat 1 Hastings Road, Bexhill-on-Sea, East Sussex, TN40 2HL
A Spacious Three Bedroom Ground Floor Flat With No Chain £245,000 - Leasehold Share of Freehold

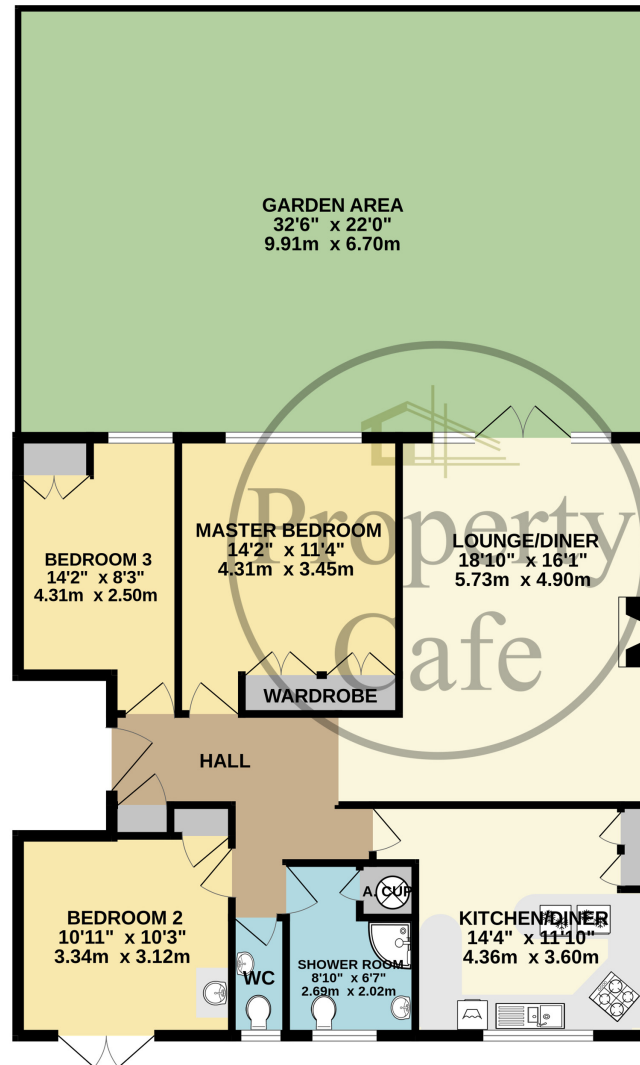




The Property Cafe is delighted to offer for sale this spacious three bedroom ground floor apartment situated in a quiet and peaceful location close to Bexhill Old Town. Benefits and accommodation include: A secure communal entrance with entry phone system allowing access through to a well presented inner communal hall leading to the apartments front door. There is a good size & well presented inner hall that gives access through to a spacious South facing lounge diner offering and ample space to relax and entertain with a central fireplace & patio doors that lead out to the front garden area. A modern fitted kitchen with ample work surface space and storage units with built in breakfast bar & space for appliances. Both bedroom are good size double bedrooms & there is a lovely modern fully tiled shower room. As you may note from the adjacent photos and floor plan the apartment is both well presented & spacious throughout and to the the front of there is an area of South facing garden laid to lawn and to the rear there is an additional area of communal garden that can be directly accessed via Bedroom 2. You may also like to note that there is a single garage en-bloc with up and over door. **The apartment form part of a small, well managed, purpose built development known as Garden Court & is situated in a lovely quiet location close to Bexhill Old Town. For additional details or to arrange to view please contact our Bexhill sales team on 01424 224488.**



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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: 3
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: Garage.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: E (49)
Annual Service Charge: 1200
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	49	71
A		
(81-91)		
B		
(69-80)		
C		
(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		



The property forms part of a well maintained purpose built development located in a peaceful & quiet location. This spacious apartment offers three double bedrooms, a 19'11 x 12'10 living room with double glazed doors leading out to an area of privately owned South facing garden, a good size fitted kitchen with ample storage, a fully tiled shower room with WC, an additional separate WC, spacious entrance hall and secure communal entrance with entry phone system. In addition the property benefits from double glazing, electric heating and is offered for sale in a neutral colour scheme. There is a single garage close by en-bloc plus there is an area communal garden to the rear that is mainly laid to lawn and can be directly accessed from the rear bedroom.





Tenure Share Of Freehold : 950 Year Lease : Maintenance & Service Charges : At Present there is a £100 Per Month Payment Per Flat This Is Increasing to £150 Per Month in Sept 2025: Please note that building is actually managed by the residents so all the costs are agreed collectively. We can also advise that sub-letting is not permitted as this is a resident/owner development. Location :The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious Ground Floor Apartment
- Good Size South Facing Lounge-Diner
- Three Good Size Double Bedrooms
- Modern Fully Tiled Shower Room
 - Additional Separate W.C
- Good Size Inner Hall & Ample Storage
 - Area Of Private Lawned Garden
 - Single Garage En-Bloc
- Double Glazed & Electric Heating

- Presented In A Neutral Colour Scheme
- Secure Communal Entrance & Hall
 - A Realistically Priced Apartment
 - Sought After & Peaceful Location
 - Long Lease & Share Of Freehold
 - Sold With No Onward Chain
- Internal Viewing Highly Recommended
- Call Our Sales Team On 01424 224488