



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£169,950 38a Pankhurst Rise, Bexhill-on-Sea TN39 5DN
2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This ground floor flat comes with a share of the freehold, a lease term in excess of 900 years, no onward chain and gardens to the front & rear!

Situated close to amenities and bus routes, the property features accommodation including; Both communal and a private entrance to the property. The modern fitted kitchen has matching wall and base units with integrated appliances including, an under counter fridge & freezer, and an electric oven and gas hob. The kitchen also features space for additional appliances a wall mounted boiler and a door out to the rear garden. The dual aspect lounge/diner has a feature fireplace, bay window and ample space for both living room and dining room furniture.

The property comes with two bedrooms, one double bedroom over looking the rear garden and a good-sized single bedroom. Additionally, there is a fitted bathroom suite, gas central heating and double glazing.

To appreciate all the property has to offer, your earliest viewing comes highly recommended!

38a Pankhurst Rise, Bexhill-on-Sea, East Sussex, TN39 5DN

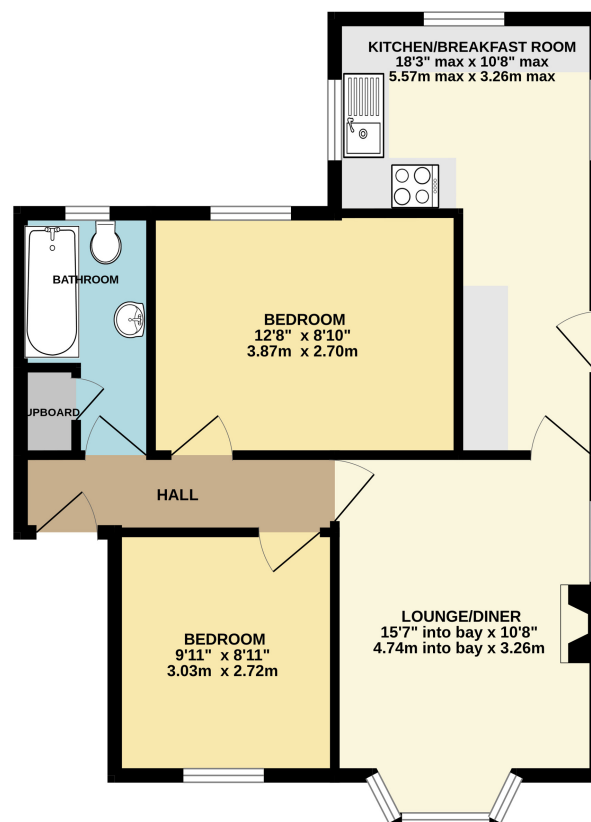
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Ground Floor Flat
- Off Road Parking
- Long Lease Term
- Modern Kitchen/Breakfast Room
- Private Gardens To The Front & Rear
- Share of Freehold
- Two Bedrooms

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Location

The property is located just 1.9 miles from Bexhill's iconic seafront promenades, town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find bus stops and a local convenience store both within walking distance of the property.

Lease & Maintenance Information

Tenure - Share of freehold
 Lease term - 999 years from 05/08/1985
 Maintenance charge - TBC
 Ground rent - N/A
 Council tax band - A.

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