



Flat 1 Middlesex Road, Bexhill-on-Sea, East Sussex, TN40 1LR
Immaculate Two Bed Ground Floor Garden Flat Adjacent To The Seafront £329,500 - Freehold

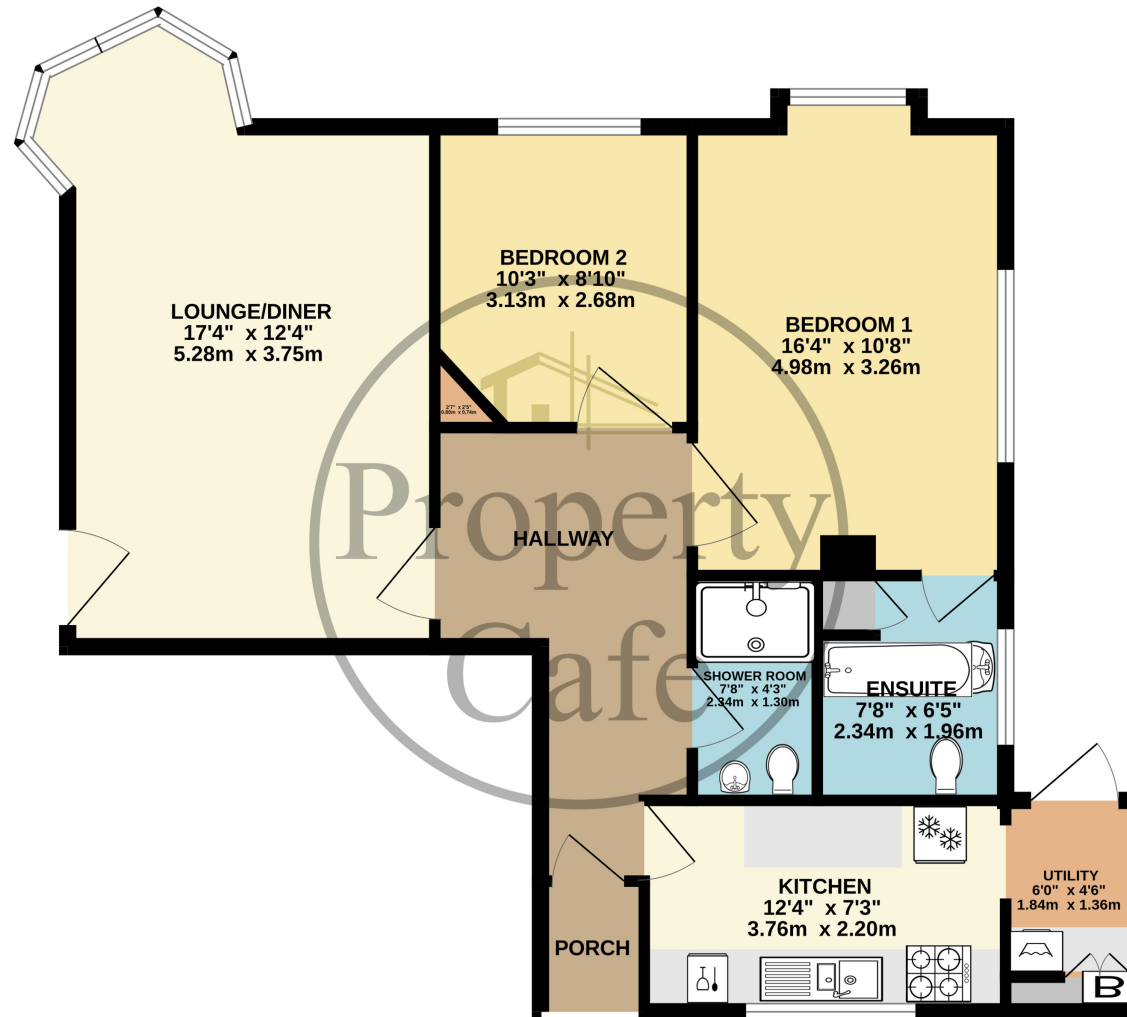




Situated in a sought after location adjacent to Bexhill seafront can be found this beautifully presented and **spacious two bedroom ground floor maisonette**. The property is offered for sale in immaculate condition throughout with many original features, accommodation and benefits include: A private entrance door leads to a beautifully presented hallway with doors to a spacious lounge/diner with large bay window overlooking the garden, a modern fitted kitchen with utility room & access to the rear courtyard garden, a master bedroom with en-suite bathroom, a further second bedroom and modern re-fitted shower room. To the front of the property there is a walled and gated landscaped garden with driveway and to the rear a small courtyard style garden. **Internal viewing essential.**



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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 B
Council Tax: Rate 1886.47
Parking Types: None.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



A Freehold Apartment Set Within Private Walled & Gated Grounds * A Spacious Lounge-Diner With Bay Window * A Modern Fitted Kitchen * Master Bedroom With En-Suite * A Modern Shower Room * Own Private Entrance * Lovely Character Features & Solid oak flooring * Central Heating & Double Glazing * Private West Facing Rear Court Yard * Lovely Mature Front Garden * Ample Driveway & Parking * Situated Adjacent To The Seafront * Close Town & Station * Internal Viewing Essential.





FREEHOLD OWNED * LEASEHOLD DETAILS: Approx 940 years left on the lease * MAINTENANCE: 50% SHARE (AS & WHEN NEEDED) * BUILDINGS INSURANCE: 50% share * Council Tax Band (B). **Location:** The apartment is situated in a highly sought after location adjacent to the seafront & 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 on a daily basis, 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.

- STUNNING 2 BED APARTMENT
- SPACIOUS LOUNGE/DINER
 - Modern Fitted Kitchen
- MASTER BED WITH EN-SUITE
- RE-FITTED SHOWER ROOM
- IMMACULATE THROUGHOUT
 - solid oak flooring

- SERVICED CENTRAL HEATING
 - Freehold of the Building
- REAR COURTYARD GARDEN
- Walled & Gated Front Garden
- AMPLE DRIVEWAY & PARKING
 - Close To Town & Seafront
 - Internal Viewing Essential