



36a Sackville Road, Bexhill-on-Sea,
East Sussex TN39 3JE



PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom first floor flat ideally situated in the town centre and within a short walk of the seafront and De La Warr Pavilion. Whilst being in such a convenient location, Egerton Park and the train station are also close by. The accommodation comprises; entrance hall, lounge with original fireplace, kitchen/diner, two bedrooms and family bathroom. EPC - D.

FEATURES

- Two Bedrooms
- First Floor Converted Flat
- Lounge With Original Fireplace
- Town Centre Location
- Chain Free
- Walking Distance To The Beach
- Kitchen/Diner
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance

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

Entrance Hall

Accessed via private front door, wall mounted combination gas boiler, window to side.

Lounge

16' 9" into bay x 11' 11" into recess (5.11m x 3.63m) Glazed sash window to the front, original cast iron fireplace and inset tiling, gas point, picture rail, TV aerial point, telephone point, radiator.

Kitchen

13' 6" x 8' (4.11m x 2.44m) Window to the rear, a range of units comprising; single drainer sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, wall mounted cupboards, part tiling to walls, space for washing machine, space for table, radiator, extractor fan

Bedroom One

13' 8" x 12' 1" (4.17m x 3.68m) Built-in double wardrobe with sliding doors, shelving, radiator, window with outlook to rear, glazed door leading onto metal fire escape leading to the ground floor.

Bedroom Two

13' 4" x 6' 4" plus window recess (4.06m x 1.93m) With radiator, sash window with outlook to front.

Bathroom

With white suite comprising; panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, shower screen.

NB

We have been advised of the following; 189 Year Lease From 1991 (155 Years Remaining)

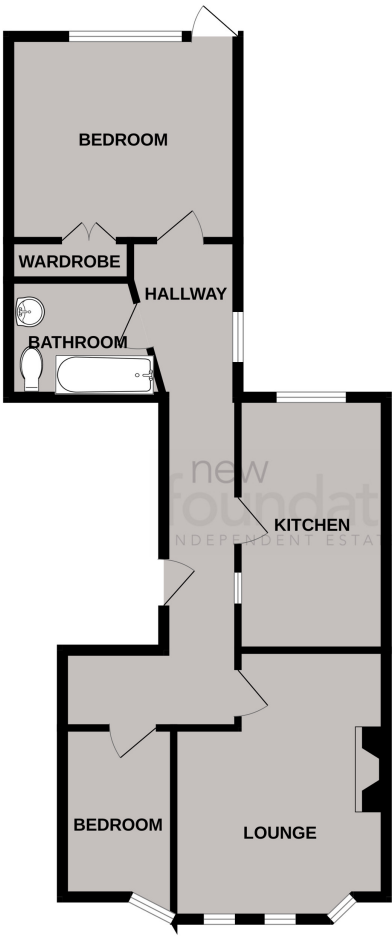
Buildings Insurance - £308.37 for 2025/2026

Service Charge Approx. £1400

Ground Rent - Peppercorn

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
Very energy efficient - lower running costs		
(92+)	62	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		

