



Flat 4, 122 Dorset Road, Bexhill-on-Sea, East Sussex, TN40 2HT

First Floor 2 Bedroom Conversion Flat Close To Bexhill College £215,000 -



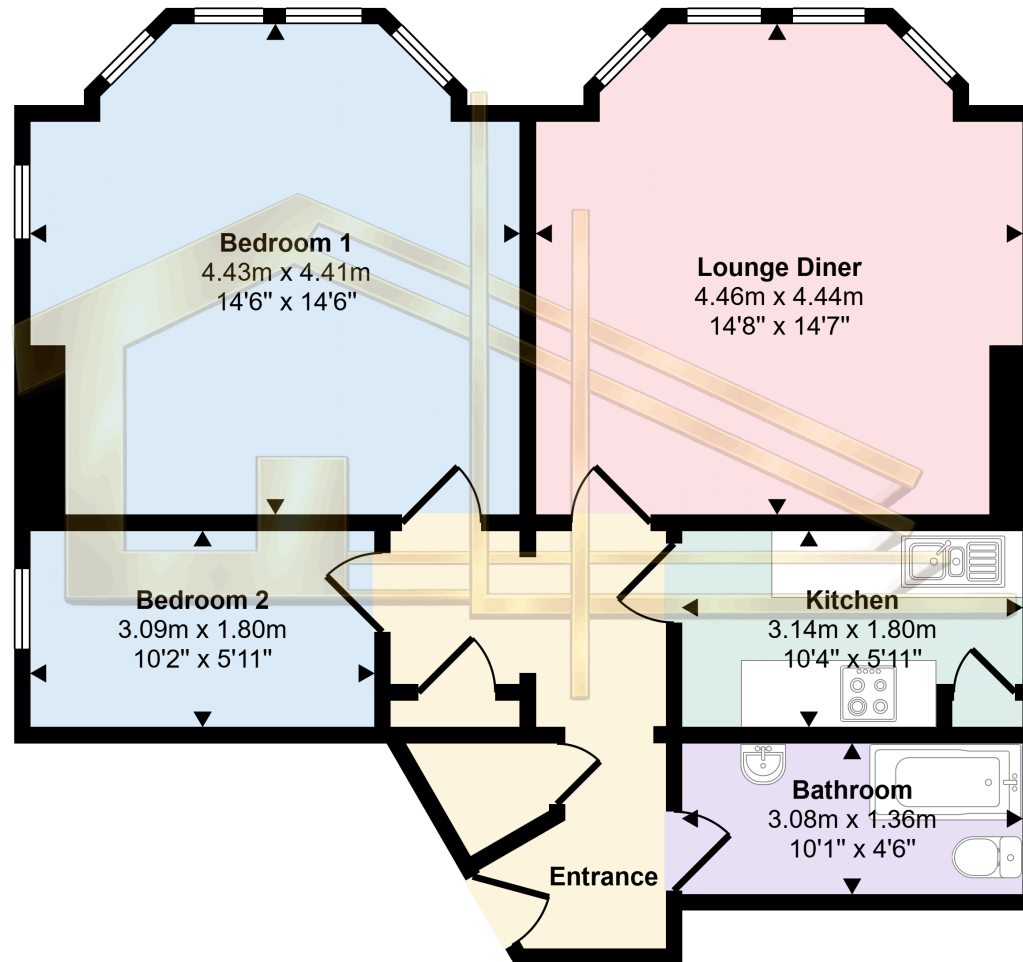


Property Cafe are delighted to present to the market this immaculately presented 1st floor, two bedroom apartment for sale situated in a sought after and convenient location within Bexhill. Accommodation and benefits include: Secure communal entrance hall with entry phone system; Inner private hallway giving access to all rooms; Spacious lounge/diner with feature bay window and offering ample space to relax and entertain; Modern fitted kitchen; Two well proportioned double bedrooms; Modern fitted bathroom comprising of bath & overhead shower, wash basin & WC; Externally this property boasts use of a communal garden and an additional external brick built storage unit. The flat is offered for sale in immaculate condition throughout and has been comprehensively refurbished during the ownership of our seller tenure. We recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



Approx Gross Internal Area  
63 sq m / 675 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1519.85  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (72)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

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>	72	77
(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	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Remaining lease length - 125 Years From 2015 \*\* Approximate service charge -£2500.00 Per Annum

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- 1st Floor Apartment For Sale
  - Neutral & Modern Decor Throughout
  - Sought After Location Close to Amenities
    - Near to Bexhill College
  - Generous Bay Fronted Lounge/Diner
    - Secure Communal Entry System
- Modern Fitted Kitchen and Bathroom
    - Sea Glimpses To The Rear
    - Sold With No CHAIN ...
    - Gas Central Heated & D.Glazed
    - lease Term: 125 Years from 2015
  - Leasehold Property With Share Freehold