



60 Sea Road, Bexhill-on-Sea, East Sussex, TN40 1JP

Immaculate Two Bedroom Garden Flat In A Sought After Central Location £275,000

- Leasehold Share of Freehold







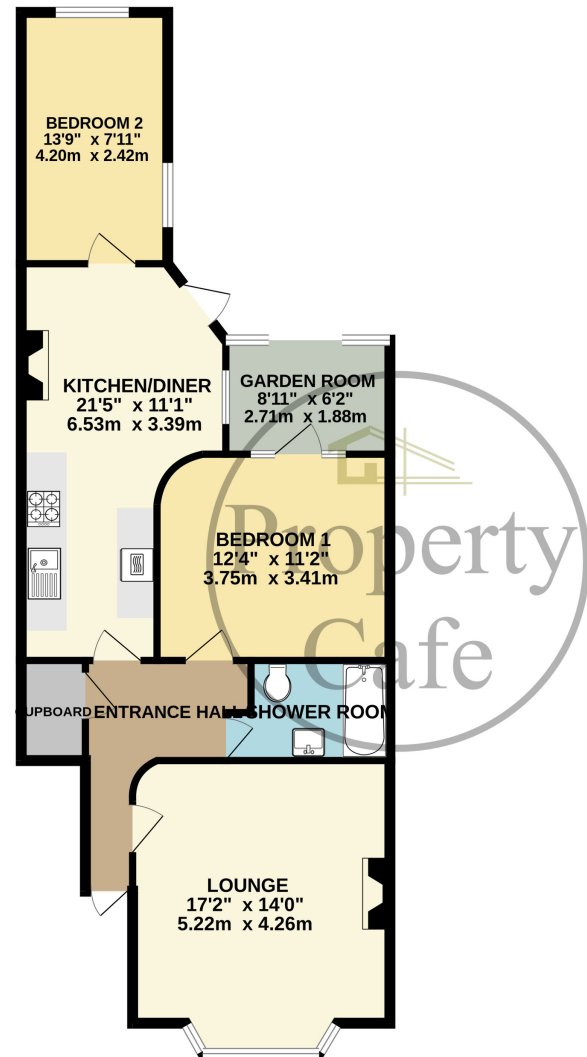


Property Cafe are delighted to present to the market this immaculately kept, two bedroom, garden flat for sale, boasting spacious rooms, period features, private rear garden & a share of the freehold all set within a convenient central location, only a matter of steps from Bexhill's promenade and mainline train station. Accommodation and benefits include; A secure communal entrance area leading to the flats inner hallway offering an immediate feeling of space as well as storage; Generous lounge with stunning period features including a large bay window benefitting from a sea view, picture rails and fireplace; Open plan kitchen/diner, the kitchen offers ample cupboard & worktop space in addition to an integrated oven, microwave and gas hob as well as room for freestanding white goods, opening up to the dining area ensuring an excellent space for family occasions or entertaining guests; Two well proportioned double bedrooms, the master benefitting from fitted wardrobes and leads onto a separate garden room, a great space to read or relax; Modern fitted family bathroom comprising of a bath with overhead shower attachment, wash basin, heated towel rail & WC. Externally the property boasts a private west facing rear garden and a small front garden. The flat is offered for sale in excellent decorative order throughout having been painted in contemporary colour schemes, with a share of freehold, gas central heated, double glazed and set in a popular central location. We recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - 995 years \* Maintenance - As & when (1/3rd share) \* Ground rent - N/A.



GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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:** 2  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (57)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.







The property is situated within very close proximity to both Bexhill's manicured seafront and town centre. Bexhill 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, pharmacy & 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.

- Two Bedroom Garden Flat For Sale
  - Private West Facing Rear Garden
  - Share Of Freehold & Long Lease
- Generous Lounge With Period Features
  - Spacious Kitchen/Diner
- Two Well Proportioned Double Bedrooms
  - Modern Fitted Family Bathroom
    - Additional Garden Room
- Sought After Town Centre Location
  - Viewing Highly Recommended