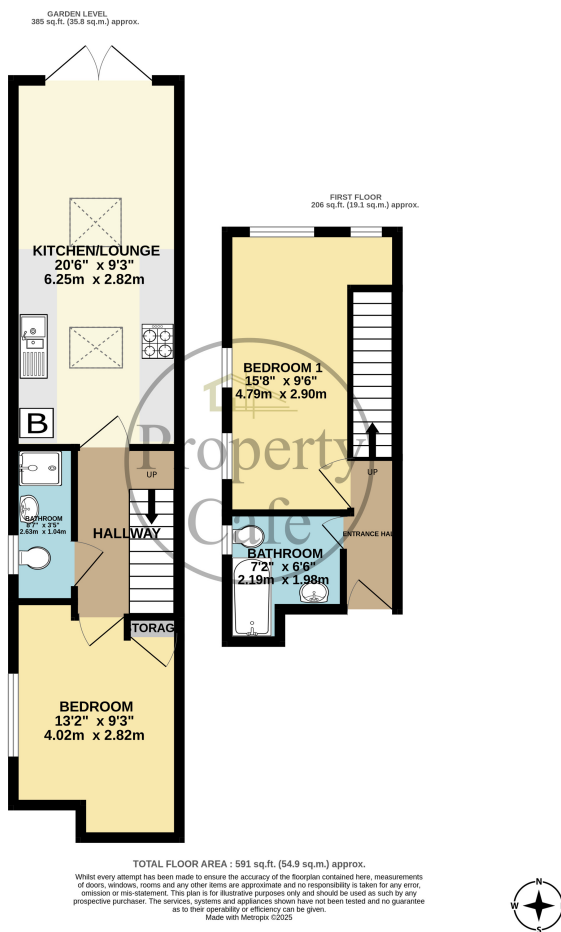




46A Western Road, Bexhill-on-Sea, East Sussex, TN40 1DY

Description An Immaculate Spacious Split Level Two Bed / Two Bathroom Apartment * Newly Converted & Fully Refurbished : NO CHAIN !! £199,950 - Leasehold



The Property Café Is Delighted To Offer For Sale This Spacious Split Level Two Bed / Two Bathroom Apartment That Has Been Newly Converted & Fully Refurbished Throughout : Accommodation & Benefits Include: A Secure Communal Entrance & A Refurbished Communal Hall * A Well Presented Inner Hall With Security Entry Phone & Access To : Two Good Size Double Bedrooms * A Spacious & Bright Modern Open Plan Fitted Kitchen Area With Stunning Open Style Living Space With Ceiling Lanterns & Access To The Courtyard * A Modern Bathroom (1st Floor) & Separate Sower Room (Ground Floor) * Newly Fitted Carpets & Floor Coverings * Double Glazed & Central Heated * Low Outgoings & New 125 Year Lease * Own Private Rear Courtyard Area * As The Floor Plan & Adjacent Photos Will Illustrate The Accommodation Is Both Spacious & Bright Being Split Over The Ground & First Floor & Is Located At The Rear Of The Building So Is Both Private & Peaceful. Location: Being Situated In The Heart Of The Town Centre Close To All Essential Shopping & Transport Amenities, Seafront & Mainline Station. Your Earliest Viewing Is Highly Recommended: Call Our Bexhill Team On 01424 224488



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.

- Spacious Split Level Apartment
- Own Private Rear Courtyard Area
- Two Good Size Double Bedrooms
- Newly Converted & Fully Refurbished
- Spacious & Bright Modern Fitted Kitchen
- Contemporary Open Style Living Space
- Lounge Area With Access To The Courtyard
- Modern Bathroom & Separate Shower Room.

Receptions: 2
EPC Rating: D (67)
Annual Service Charge: 1000
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

- Immaculately Presented Apartment Throughout
 - Newly Fitted Carpets & Floor Coverings
 - Double Glazed & Central Heated
 - Low Outgoings & New 125 Year Lease
 - Convenient Town Centre Location
- Ideal For Shopping, Mainline Station & Seafront
 - Sold With No Onward Chain
 - Viewing Highly Recommended.