




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£175,000 The Landmark, Sackville Road, Bexhill-on-Sea
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

We are delighted to offer this modern two-bedroom apartment for sale through Bexhill Estates. In addition to its proximity to the iconic seafront promenade and its distant views across to Beachy Head, the apartment offers a well-kept communal area with lift and stair access to the fourth floor. The lounge and kitchen are open plan with a Juliet balcony and beautiful views across to Beachy Head. The kitchen area offers a range of matching wall units and base units finished with laminate work surfaces. Integrated appliances include a dishwasher, fridge/freezer, oven & hob. The apartment has two double bedrooms, both enjoying distant views and there is a fully tiled bathroom suite. Furthermore, the property has a large storage cupboard, gas central heating and no onward chain!



Key Features:

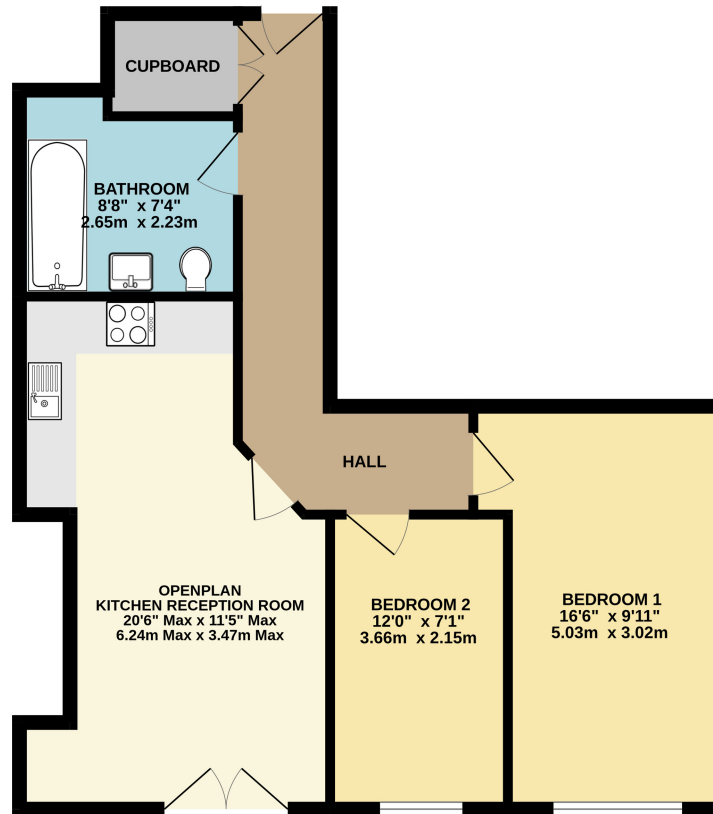
- Fourth Floor Apartment With Lift Access
- Views Across To Beachy Head
- No Onward Chain
- Modern Fixtures & Fittings
- Kitchen With Integral Appliances
- Gas Central Heating
- Adjacent To Bexhill Seafront Promenade

The Landmark, Sackville Road, Bexhill-on-Sea, East Sussex, TN393FA

 2 Bedroom  1 Bathroom  1 Reception


BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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.
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(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	

Location

The apartment is located in Bexhill town centre, adjacent to the iconic seafront promenade and the De La Warr Pavillion. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is just 0.6 miles away and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. St Peter & St Paul primary school & St Richards Catholic College are the closest schools, both currently rated as outstanding in the latest Ofsted reports.

Lease & Maintenance Information

Tenure - Leasehold
 Remaining lease term - 125 years from 2011.
 Service charge - TBC
 Ground rent - TBC

The Landmark, Sackville Road, Bexhill-on-Sea, East Sussex, TN393FA

2 Bedroom 1 Bathroom 1 Reception