



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£265,000** Flat 1, 5 Bolebrooke Road, Bexhill-on-Sea TN40 1EN  
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



## AT A GLANCE...

This particularly spacious ground floor apartment is ideally located just 120 yards from the iconic seafront promenade and 400 yards from the town centre.

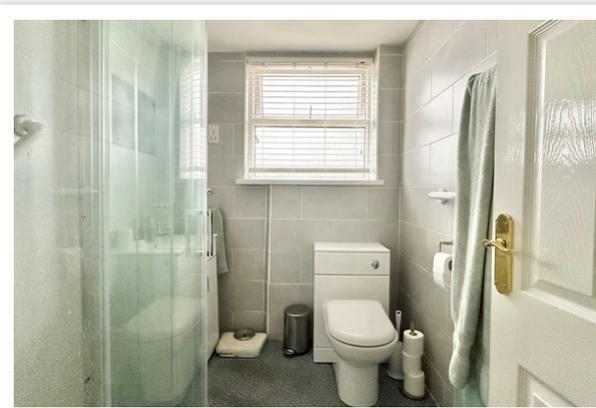
There is a long lease term, freehold to the building, a private front and rear garden, and abundant character & charm throughout. Accommodation includes a well-kept communal entrance hall leading to the apartment entrance. With double doors leading out to the rear garden as well as a feature fireplace and ample space for both living room and dining room furniture, the spacious lounge/diner measures over 25ft in length. The kitchen/breakfast room has matching wall and base units, appliances space, a walk-in larder cupboard, and a door to the side.

The property has two double bedrooms and a modern shower room. The first bedroom features a large bay window and extensive fitted wardrobes. The second bedroom also has a bay window as well as ample built-in storage cupboards. The apartment has the benefit of both the front and rear garden. The front garden is low-maintenance, laid to patio with gated side access to the rear. The rear garden has a variety of well-established trees and shrubs and there is also a large garden shed.

Furthermore, the property is double glazed, has gas central heating and has no onward chain! To appreciate all the property has to offer in full, an early viewing is highly recommended!

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East Sussex, TN40 1EN

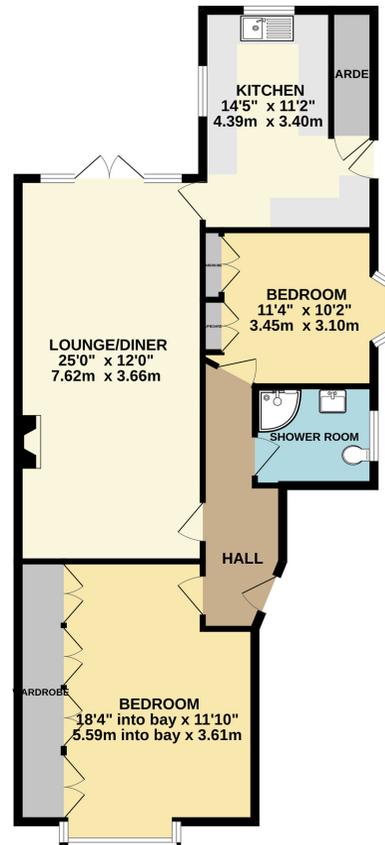
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### Key Features:

- Ground Floor Apartment With Character & Charm
- Private Front & Rear Garden
- 25ft Spacious Lounge/Diner
- Kitchen/Breakfast Room With Walk-In Larder
- Two Bedrooms
- Under 120 yards To Seafront Promenade & 400 Yards To Town Centre
- Modern Shower Room
- No Onward Chain

GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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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>		72
(55-68)	<b>D</b>	60	
(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	

### Lease & Maintenance Information

Tenure - share of freehold. The owner also owns the freehold to the building on a separate title, with £150 per annum collected from flat 2 and £100 per year collected from flat 3.  
 Lease term - 999 years from 24th June 1959.  
 Maintenance charge - TBC  
 Ground rent - N/A  
 Council tax band - B.

### Location

The apartment is located just 400 yards from Bexhill town centre and just 120 yards from the iconic seafront promenade. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is within walking distance and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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