






  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Newdigate House, Knole Road, Bexhill-on-Sea TN40  
**£575,000** <sup>1LQ</sup>  2 Bedroom  1 Bathroom  2 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this exceptional Grade 11 listed maisonette, adjacent to Bexhill seafront promenades boasting picturesque panoramic sea views. The property has been tastefully decorated paying attention to the age of the property and emphasising the original character & charm. The property is set on the hall floor and the first floor of this award-winning building, the property boasts spacious accommodation comprising; A private entrance via Knole Road that opens into the spacious entrance hall. On the ground floor, you will find a stunning kitchen/diner with a range of wall units and base units, featuring under-counter lighting and working surfaces. There are integrated appliances, a useful utility cupboard, a feature exposed brick fireplace, a bay window and ample space for dining furniture. The ground floor also provides a ground floor cloakroom and under stairs cupboard. An impressive wide-width staircase leads to the first floor with an impressive split-level landing leading to the fully tiled bathroom suite comprising; A roll top bath with a rainfall shower over, an Edwardian-designed wash hand basin, Low-level WC and a heated towel rail. Bedroom One is a good-sized double bedroom with a feature bay window, fireplace and views across the bowling green and bedroom two is a single bedroom with a built-in wardrobe. The stunning reception room has a feature fireplace and two sets of French doors opening out to the private south-facing balcony offering breathtaking panoramic sea views across the English Channel and as far West as Beachy Head and the South Downs. Furthermore, the property boasts an abundance of character & charm with high ceilings and periodic features throughout. We can emphasise enough the need for an internal viewing to appreciate the space and superior features of this period property in full!



### Key Features:

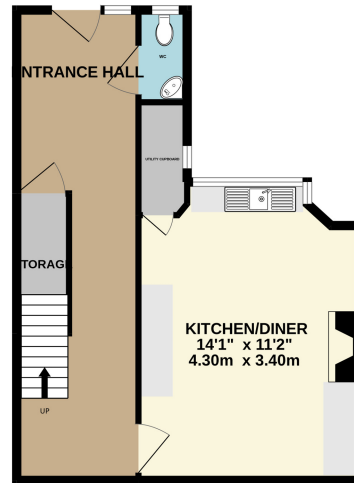
- Private Entrance Hall
- Grade II Listed
- Private South Facing Balcony
- Adjacent To The Seafront Promenades
- Two Bedrooms
- Uninterrupted Sea Views
- Stunning Décor With Character & Charm

4 Knole Road, Bexhill-on-Sea, East Sussex,  
TN40 1LQ

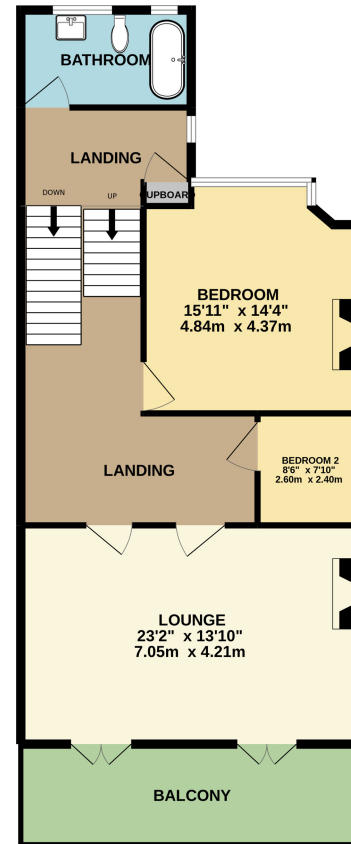
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GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



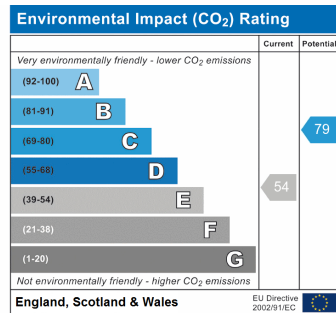
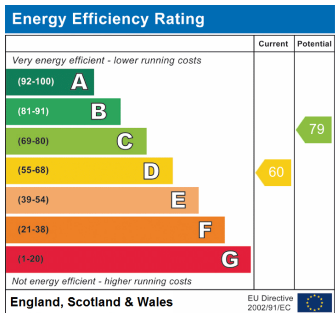
1ST FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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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.



### Lease & Maintenance Information

Tenure - Share Of Freehold  
 Remaining Lease Term - Approximately 105 years  
 Maintenance Charge - £900 quarterly to include buildings insurance.  
 Ground Rent - N/A.

### Location

The apartment occupies the hall floor and first floor of this award winning block. Located a short walk from Bexhill Town Centre, where you can find an array of well regarded restaurants, shopping facilities and adjacent to the seafront promenades. Bexhill mainline railways station in just 0.3 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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