



Flat 5, 27-29 Sackville Road, Bexhill-  
on-Sea, East Sussex TN39 3JD



## PROPERTY DESCRIPTION

CHAIN FREE. A bright and well presented two bedroom second floor converted flat ideally situated in the town centre of Bexhill and within walking distance of the seafront, Egerton Park and the iconic De La Warr Pavilion. The accommodation comprises; communal entrance hall, private entrance hall, lounge with large windows and open plan to the modern kitchen, two good size bedrooms and a re-fitted and modernised bathroom. EPC - C.

## FEATURES

- Two Bedroom Second Floor Flat
- Town Centre Location
- Well Presented Accommodation
- Recently Upgraded Bathroom
- 150 Year Lease
- Open Plan Lounge/Kitchen
- Ideal First Home
- Walking Distance To Seafront & De La Warr
- Bright Rooms
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, stairs rising to the second floor.

### Entrance Hall

Accessed via private front door, entry phone handset, overhead storage.

### Lounge

13' 3" x 11' 3" (4.04m x 3.43m) Two double glazed windows to the rear, spotlights, wall mounted gas fired boiler, radiator, open plan to the kitchen.

### Kitchen

9' 9" x 7' 7" (2.97m x 2.31m) A modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with drawers and glazed fronted display units, built-in electric oven, space for three under-counter appliances.

### Bedroom One

13' 2" x 10' 11" (4.01m x 3.33m) Double glazed window to the front, spotlights, radiator, built-in cupboard.

### Bedroom Two

14' 7" x 12' 5" into bay (4.45m x 3.78m into bay) Double glazed bay windows to the front with sea glimpse, spotlights, radiator.

### Bathroom

A recently modernised and superb bathroom comprising; panelled bath with fitted screen, mixer taps, handheld shower attachment and rain effect shower over, low level WC, wash hand basin with mixer tap, chrome ladder style towel rail, tiled walls.

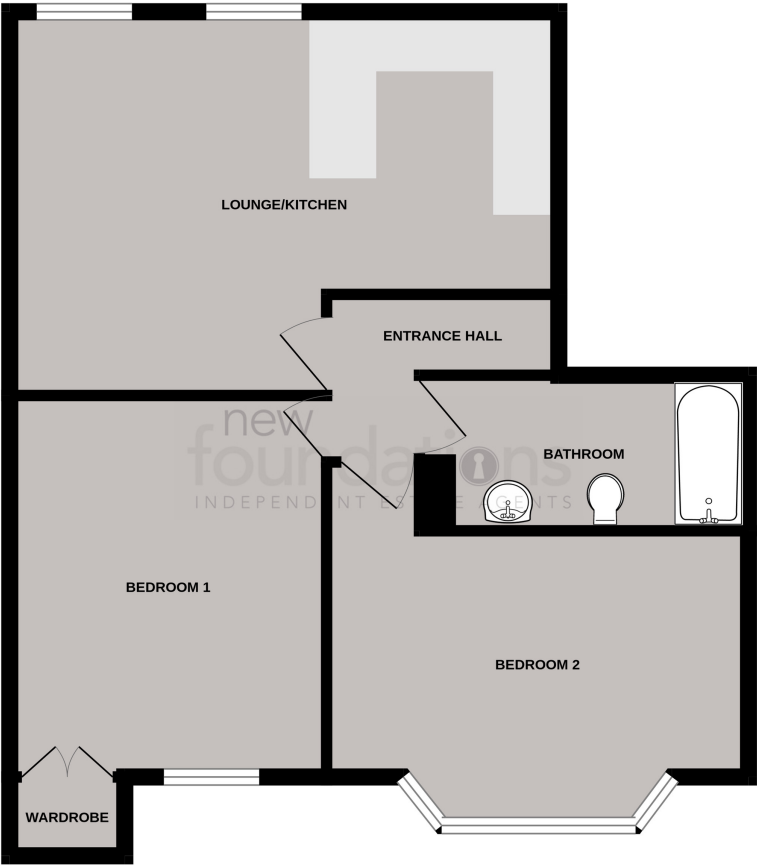
### NB

Lease - 150 years remaining

Service charge & ground rent - TBC

FLOORPLAN

GROUND FLOOR



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+) A		
(81-91) B		
(69-80) C	76	82
(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

