



Flat 2, 6, Station Road

Bexhill-on-Sea
East Sussex
TN40 1RE

£265,000





Abbott & Abbott
Estate Agents, Valuers and Lettings

Total Area: 106.1 m² ... 1142 ft²

All measurements are approximate and for display purposes only

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this excellent first floor flat situated in the town centre, just a few hundred yards from the main shopping streets, the seafront, the De la Warr Pavilion, and adjacent to the railway station. One of just three flats converted from a substantial Victorian semi-detached house, the property provides well-proportioned and versatile accommodation which provides three bedrooms - one with en suite shower, a lovely south-facing lounge, a refitted kitchen with integrated appliances, bathroom and separate WC. Outside, there is an allocated parking space to the rear of the building. Gas central heating is installed, along with wooden internal doors, and there are uPVC double glazed windows throughout.

This is a lovely property, in an excellent and highly convenient central location, well worth inspection.

Communal Entrance Hall

Entryphone-controlled, and serving just two properties. Carpeted hall and stairs to first floor and front door.

Good Size Entrance Hall

11' 8" x 6' 6" plus recess' (3.56m x 1.98m) Entryphone, radiator.

Lounge

18' 5" into bay window x 14' 9" (5.61m x 4.50m) A lovely south-facing room with bay window, television point and radiator.

Kitchen/Breakfast Room

12' 8" x 10' 4" (3.86m x 3.15m) A double aspect room, equipped with a range of modern grey gloss-fronted base storage units comprising cupboards, drawers and work surfaces plus matching wall-mounted storage cupboards. Range of integrated appliances including gas hob with extractor hood, electric oven, microwave, washing machine, slimline dishwasher, fridge and freezer units. Inset sink with mixer tap and drainer, tiled splashbacks, telephone point, radiator, Worcester wall-mounted gas-fired boiler.

Bedroom One

13' 0" x 12' 0" (3.96m x 3.66m) A south-facing room with a range of built-in wardrobes to one wall, radiator. Door to:

En Suite Shower Room

Suite comprising shower cubicle with plumbed shower unit (not working), pedestal wash basin, and WC. Chrome heated towel rail.

Bedroom Two

15' 0" max x 14' 9" max (4.57m x 4.50m) An L-shaped room room with radiators.

Bedroom Three

9' 7" x 6' 0" (2.92m x 1.83m) Another south-facing room with radiator.

Bathroom

Equipped with a white suite comprising panelled bath with mixer tap and shower attachment, and wash basin with store cupboard below. Tiled splashbacks. Chrome heated towel rail.

Separate WC

With pedestal wash basin and radiator.

Outside

Driveway leading to rear of building and:

Allocated Parking Space

Space for a car.

Lease

125 years from 1st January 2005

Maintenance

1/3rd share of expenditure when required.

Freehold

The property holds a one third share in the freehold of the building.

Council Tax Band

A (Rother District Council)

EPC Rating

C