



**Flat 46 Southpoint, Buckhurst Road,
Bexhill-on-Sea, East Sussex TN40 1FD**



PROPERTY DESCRIPTION

A two bedroom third floor flat located a short walking distance to Bexhill town centre, and situated in this attractive, recently built purpose built block. Boasting far reaching rooftop views across Bexhill, with panoramic views across the English Channel, this property also benefits from; modern Kitchen with fitted components, Sun Balcony with rooftop and sea views, allocated parking space, two good sized double bedrooms, double glazed windows, gas boiler and radiators. EPC - B

FEATURES

- Top Floor Flat
- Close Walking Distance To Bexhill Town Centre
- Situated In This Modern Purpose Built Block
- Presented In Good Order By Current Vendors
- Two Bedroom
- Attractive Curved Bay Window With Far Reaching Sea Views
- Balcony With Beautiful Views
- Allocated Parking Space
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal front door leading to communal entrance hall with stairs or lift to third floor landing, private front door with security peep hole leading to private entrance hall.

Private Entrance Hall

With radiator, double storage cupboard with access to area of loft storage space, security intercom handset, door to living room/kitchen.

Open Plan Living Room/Kitchen

Living area - 20' 0" max x 15' 10" max (6.10m x 4.83m) With attractive curved double glazed bay window with far reaching views across the English Channel and views towards Eastbourne, TV point, radiator, double glazed door leading onto sun balcony.

Kitchen area = 11' 11" x 7' 9" (3.63m x 2.36m) With a range of working surfaces comprising; one and a half bowl stainless steel

unit with mixer tap and cupboards and drawers below, built in four ring gas hob with electric oven below and cooker hood over and storage cupboards to either side, wall mounted concealed gas boiler, plumbing for dishwasher, built-in and concealed fridge and freezer and washing machine.

Balcony

With South westerly facing far reaching views across the English Channel with rooftop views over Bexhill and views towards Eastbourne.

Bedroom 1

15' 3" max x 12' 5" max (4.65m x 3.78m) With double glazed double doors and double glazed window giving access onto Sun balcony with South westerly facing views across the English Channel, radiator.

Bedroom 2

20' 9" x 6' 8" (6.32m x 2.03m) With double glazed windows having an outlook to the front of the property with a southerly aspect and views over the English channel, radiator.

Bathroom

With a white suite comprising; panelled bath with shower attachment and mixer tap, pedestal wash hand basin, low level WC. radiator, part tiling to walls, shaver point, strip light, extractor fan.

Outside

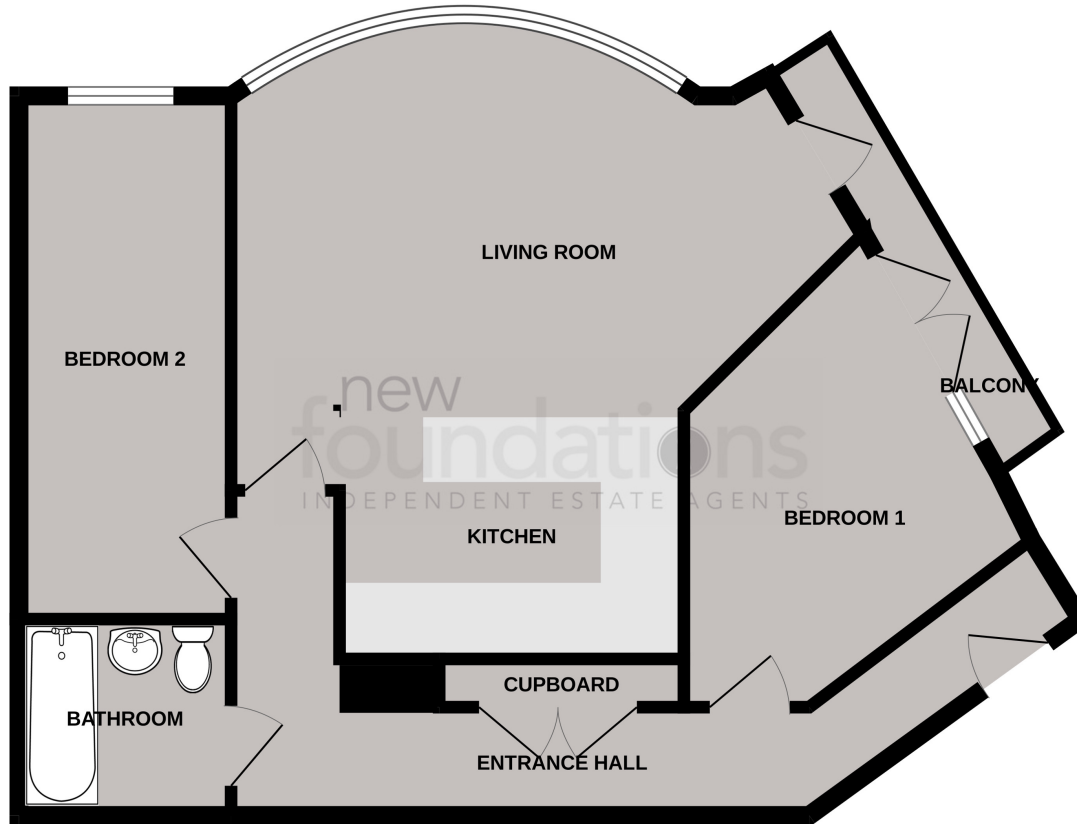
The property has the benefit of use of an allocated parking space (Space H). In addition, there is access to a bin store and bicycle storage cupboard.

NB

We have been verbally advised that the property is held on a 125 year lease from 2014. We have also been verbally advised that the service charges for 2024 are £151.45 per month. In addition the ground rent is £12.50 per annum.

FLOORPLAN

THIRD 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

