



Flat 1, 33 St Leonards Road, Bexhill-on-Sea, East Sussex, TN40 1HP

Two Bedroom 1st Floor Apartment Within A Convenient Town Centre Position £150,000 - Leasehold





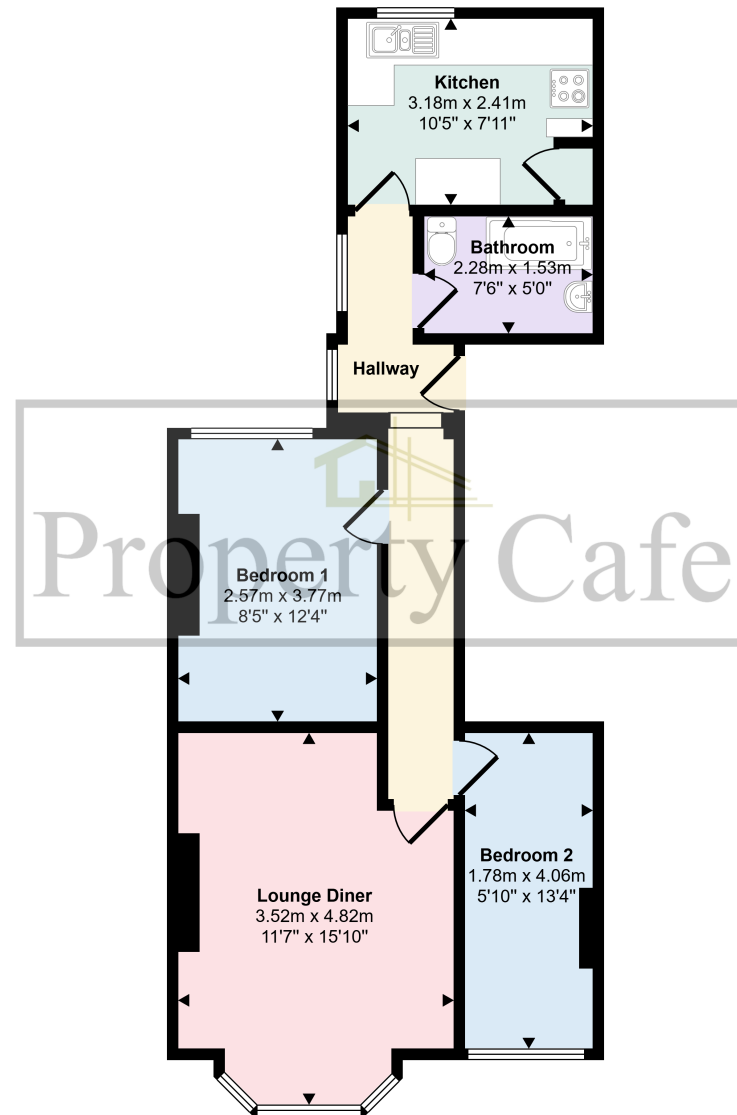


Property Cafe are delighted to present to the market this clean & tidy, two bedroom, 1st floor apartment for sale, conveniently positioned in the heart of Bexhill's town centre only a matter of steps from local shops, seafront and Bexhill mainline train station. Accommodation and benefits include; A secure communal entrance hall and internal staircase giving access to the flats front door; Spacious lounge with a south facing bay window; Separate fitted kitchen with ample cupboard & worktop space in addition to room for freestanding white goods; Two well proportioned bedrooms; Modern fitted family bathroom comprising of a bath with overhead shower attachment, wash basin & WC. The flat is offered for sale having been decorated in neutral colour schemes throughout, modern electric heaters and with no onward chain. We recommend you view at your earliest convenience.

Remaining lease length - TBC \* Service charge - TBC \* Ground rent - TBC



Approx Gross Internal Area  
52 sq m / 562 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (53)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.

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>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within very close proximity to both Bexhill's manicured seafront and town centre. Bexhill offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom 1st Floor Apartment For Sale
- Spacious Lounge With South Facing Bay Window
  - Separate Fitted Kitchen
  - Two Well Proportioned Bedrooms
    - Modern Fitted Bathroom
- Decorated In Neutral Colour Schemes Throughout
  - Modern Electric Heating
- Sought After Town Centre Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended