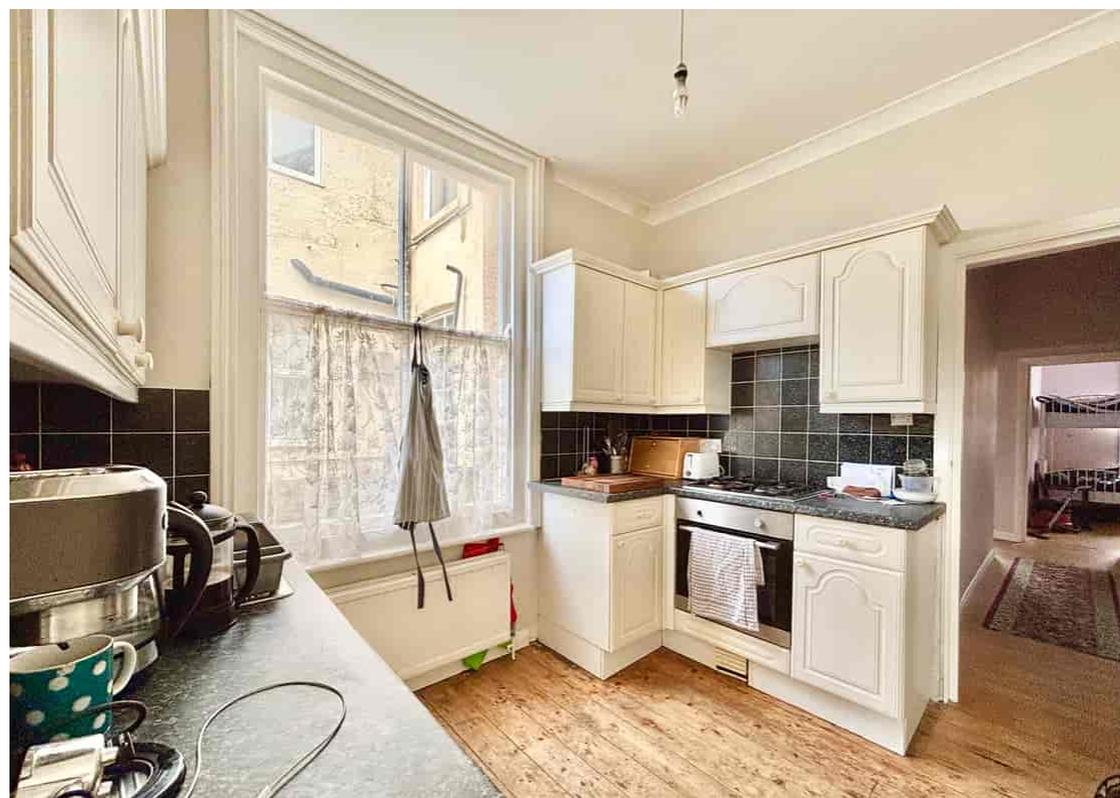




Flat 1, 24 Sackville Road, , Bexhill On Sea, East Sussex, TN39 3JL

Generous Two Bedroom 1st Floor Town Centre Apartment £160,000 - Leasehold



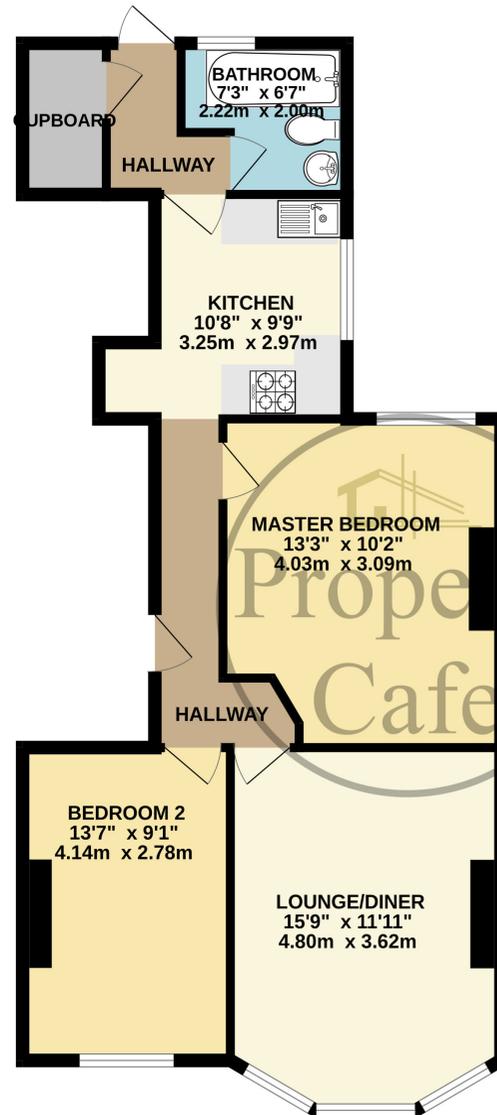


The Property Cafe are delighted to present to the market this two bedroom, 1st floor, converted apartment for sale conveniently positioned with the town centre above a commercial premises. Accommodation and benefits include; A secure communal entrance area with entry phone system; Inner flat hallway; Generous lounge/diner featuring a stunning bay window, high ceilings & corning; Fitted kitchen including an integrated oven & hob as well as space for freestanding white goods; Two well proportioned double bedrooms; Modern fitted bathroom comprising of a bath with overhead shower attachment, wash basin & WC. Additional lobby area with a very large storage cupboard and access onto an external door leading to a fire escape and an opportunity to get some fresh air. The flat has been in well maintained condition during a long term let, gas central heated and set within an extremely convenient position in Bexhill town centre. Being sold with no onward chain we recommend you view at your earliest convenience.

Remaining Lease Length - 162 Years * Service Charge - TBC * Ground rent - TBC



1ST FLOOR FLAT
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Annual Service Charge: 14000
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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
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
 - Generous Bay Fronted Lounge/Diner
 - Two Well Proportioned Bedrooms
 - External Door Leading Onto A Fire Escape
 - Gas Central Heated
- Secure Communal Entrance With Entry Phone System
 - Town Centre Location
- Close To Seafront, Egerton Park & Transport Links
 - Sold With No Onward Chain
 - Viewing Highly Recommended.