



Flat 8 Hastings Road, Bexhill-on-Sea, East Sussex, TN40 2NS

Immaculate Refurbished One Bed Ground Floor Purpose Built Apartment (NO CHAIN) £175,000

- Leasehold

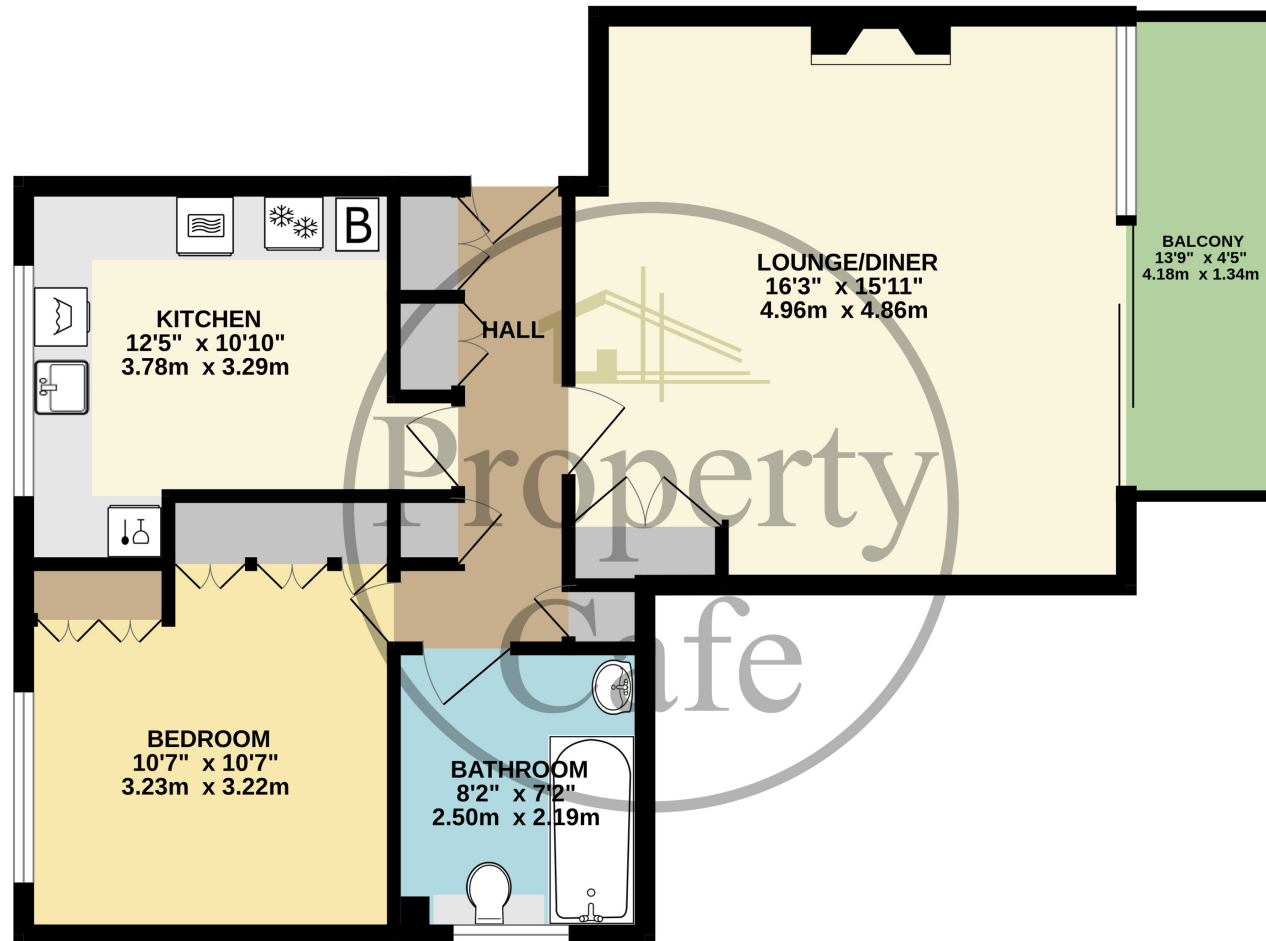




The Property Café Are Delighted To Offer For Sale This Spacious One Bedroom Ground Floor Purpose Built Apartment Belonging To A Well Maintained Development Located Within The Quiet Suburbs Of Bexhill: Accommodation Includes : A Secure Communal Entrance \* A Good Size Inner Hall With Ample Storage \* A Spacious South Facing Lounge-Diner With Patio Doors \* A Modern Fitted Kitchen with Ample Units \* Double Bedroom With Ample Storage \* A Modern Tiled Bathroom Suite \* Central Heated & Double Glazing \* A Pleasant South Facing Patio Area \* The Apartment Is Offered With A Long Lease & Share Of Freehold & Is Being Sold With No Onward Chain. For Additional Information Or To Arrange Tio View Please Contact Our Bexhill Team On 01424 224488



**GROUND FLOOR**  
**604 sq.ft. (56.2 sq.m.) approx.**



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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:** 1  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** Communal.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Annual Service Charge:** 1800  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

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	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



A Spacious Ground Floor Purpose Built Apartment Belonging To A Well Maintained Development In The Quiet Outskirts Of Bexhill:  
 Accommodation Includes : A Good Size Inner Hall With Ample Storage & A Spacious South Facing Lounge-Diner With Patio Doors \*  
 A Modern Fitted Kitchen with Ample Units \* Double Bedroom With Ample Storage \* A Modern Tiled Bathroom Suite \* Central  
 Heated & Double Glazing \* A Pleasant South Facing Patio Area \* Offered With A Long Lease & Share Of Freehold \* A Secure  
 Communal Entry Phone System \* Sold With No Onward Chain.





The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. You are also within easy reach of the main out of Town shopping facilities at Glyn Gap (Ravenside). There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious Ground Floor Apartment
- South Facing Lounge-Diner With Patio Doors
  - Pleasant South Facing Patio Area
- Modern Fitted Kitchen with Ample Units
- Double Bedroom With Ample Storage
  - Modern Tiled Bathroom Suite
- New Deco & Newly Fitted Carpets
- Central Heated & Double Glazed
- Long Lease & Share Of Freehold
- Secure Communal Entry Phone System
- Highly Sought After Purpose Built Development
  - Sold With No Onward Chain