




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£165,000 Flat 3, 73 Amherst Road, Bexhill-on-Sea TN40 1QN
🛏 1 Bedroom 🛁 1 Bathroom 🛋 1 Reception



AT A GLANCE...

This very special apartment is located on the second floor of this converted building within walking distance of the town centre, train station and the iconic seafront promenades. The property is in excellent condition, has abundant natural light, and is filled with character and charm. The accommodation includes; a very well-kept communal entrance hall with stairs leading to the second floor. The spacious landing has a useful storage cupboard and gives access to all rooms. The modern fitted kitchen features matching wall and base units with space for appliances, as well as space for table & chairs. There is a good-sized double bedroom, a living room with a feature electric fire and a modern fitted bathroom suite. Furthermore, the apartment benefits from newly installed double glazing in 2018, loft space, a large outside storage cupboard and a combination boiler. The exterior of the building has recently undergone remedial works and has been re-decorated.

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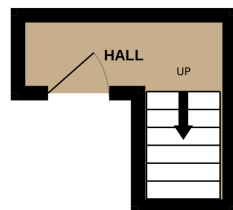


Key Features:

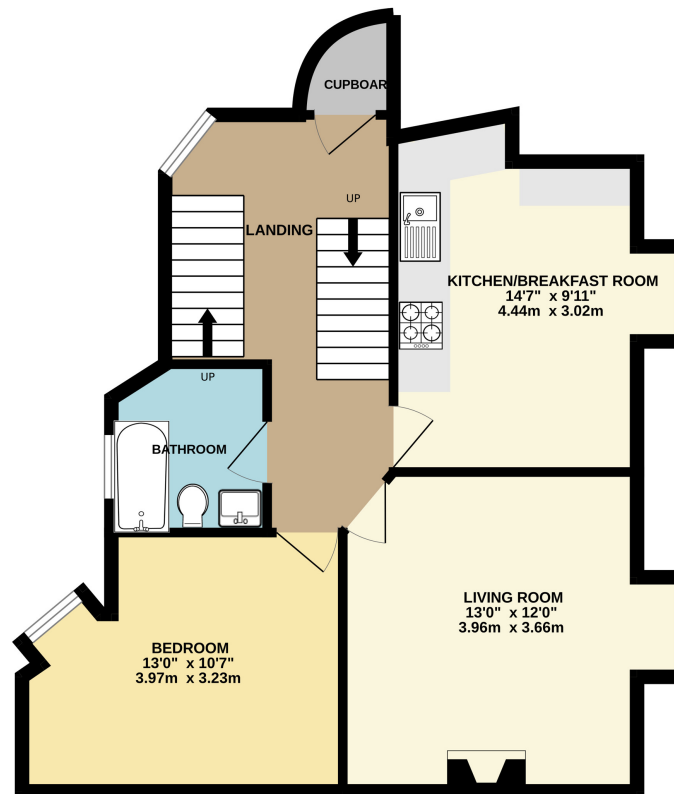
- Second Floor Apartment
- Share Of Freehold
- Modern Kitchen & Bathroom
- Walking Distance To Town Centre & Seafront Promenades
- Bright & Spacious Rooms
- Immaculate Communal Entrance Hall
- No Onward Chain


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FIRST FLOOR
45 sq.ft. (4.1 sq.m.) approx.



SECOND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	71	77
E		
(21-38)		
F		
(1-20)	71	77
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Lease & Maintenance Information

Tenure - Share of freehold

Lease term - 117 years remaining

Ground rent - N/A

Maintenance charge - As & when required

Buildings insurance contribution - £130 yearly

Pets & sub-letting are permitted.

Location

Located within walking distance to Bexhill town centre, with local amenities, well-regarded restaurants and bars, a short stroll to the iconic seafront promenades with the De La Warr Pavilion and close to Bexhill train station with links to Hastings, Eastbourne, Brighton and London Victoria.

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