



£165,000 Flat 3, 73 Amherst Road, Bexhill-on-Sea TN40 1QN









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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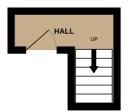
Key Features:

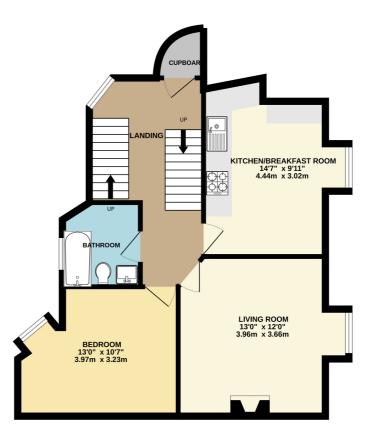
- Second Floor Apartment
- Share Of Freehold
- Modern Kitchen & Bathroom
- Walking Distance To Town Centre & Seafront Promenades
- Bright & Spacious Rooms
- Immaculate Communal
 - Entrance Hall
- No Onward Chain



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.

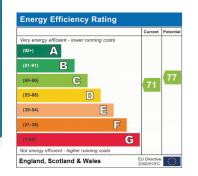
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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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