



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£180,000** Flat 3, 41 Eversley Road, Bexhill-on-Sea TN40 1HA  
OIEO 2 Bedroom 1 Bathroom 1 Reception







## AT A GLANCE...

Only 150 yards from Bexhill's iconic seafront promenade, this spacious apartment is conveniently located in the heart of the town centre!

Among its features are off-road parking, a share of freehold, a reasonable maintenance charge, and accommodation that includes: A communal entrance leads to the second floor. A spacious dual aspect kitchen/diner features matching wall and base units, as well as a built-in storage cupboard. In the kitchen, there is an integrated oven and hob, as well as space for appliances and space for a dining table and chairs.

Stairs lead to a landing with a large storage cupboard, a living room, two double bedrooms, and a modern bathroom. This property features gas central heating, double glazing throughout, and a long lease term.

Your early viewing is highly recommended to fully appreciate the space and location of this property!

Flat 3, 41 Eversley Road, Bexhill-on-Sea, East Sussex, TN40 1HA

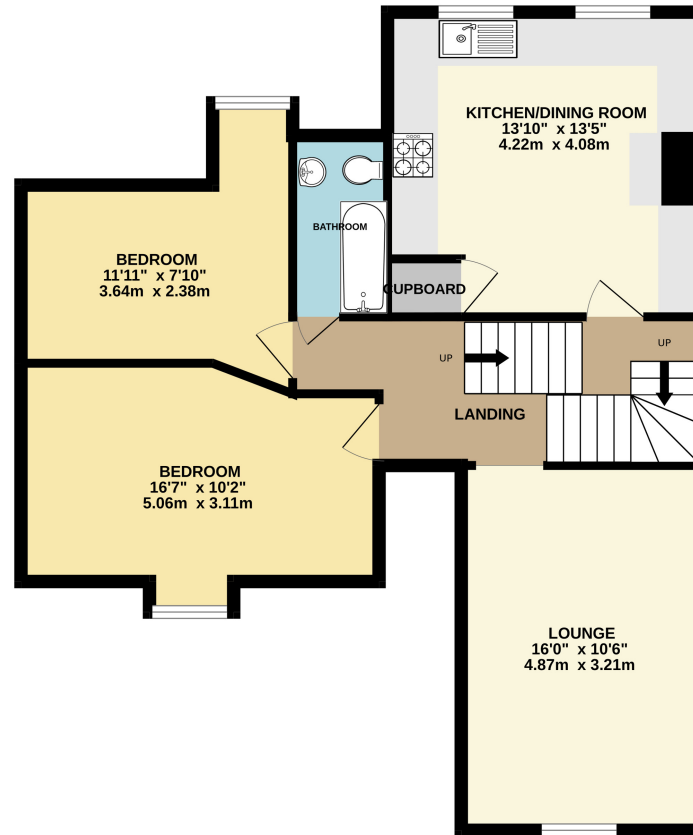
 2 Bedroom  1 Bathroom  1 Reception



### Key Features:

- Deceptively Spacious Second Floor Apartment
- Share Of Freehold
- Off Road Parking
- In House Management
- Two Double Bedrooms
- Just Over 150 Yards To The Seafront Promenades
- Reasonable Maintenance Charge
- Town Centre Location

SECOND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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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 travelling 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.





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>		
(39-54)	<b>E</b>	58	67
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Lease & Maintenance Information

Tenure - Share of freehold  
 Remaining lease term - 981 years  
 Maintenance charge - £800 per annum  
 Pets allowed, sub-letting permitted  
 Council tax band A.

### Location

The apartment is located just over 150 yards to the seafront promenades and a very short walk to the main Bexhill town centre shopping facilities, where you can find an array of well regarded restaurants and shops. Bexhill mainline railways station in just 0.3 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest primary school being St Peters & St Pauls, rated as 'outstanding' in its most recent Ofsted report. The closest secondary school is St Richards Catholic college also rated as 'outstanding' in its most recent Ofsted report.

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