



Flat 2, 48a Devonshire Road, Bexhill-on-Sea, East Sussex, TN40 1AX
Immaculately Presented & Spacious Two Bedroom Town Centre Apartment £180,000 - Leasehold





Property Cafe are delighted to present to the market this exceptionally well presented, two bedroom, 2nd floor apartment for sale conveniently positioned within Bexhill's town centre, extremely close by to local amenities and excellent transport links. Accommodation and benefits include; A secure communal entrance area with entry phone system; Inner flat entrance hall with internal staircase leading to spacious, light & airy landing giving access to all internal rooms; Cosy & stylish lounge with feature fire place and bay window; Modern fitted kitchen/breakfast room offering ample cupboard and worktop space in addition to an integrated dishwasher, oven & hob as well as space for freestanding white goods and a breakfast table; Two generous double bedrooms both with fitted wardrobes; Family bathroom comprising of a bath with over head shower attachment, wash basin & WC. There is also a substantial loft which you will see via the accompanying floorplan offering an excellent temporary room, excellent storage space or scope for potential development subject to the relevant permissions being granted by the freeholder & local authority. The flat is being offered for sale in excellent decorative order in neutral colour schemes throughout and gas central heated. We recommend you view at your earliest convenience.

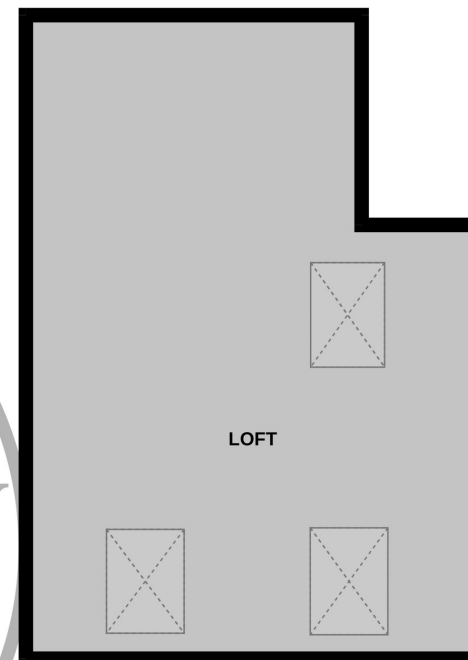
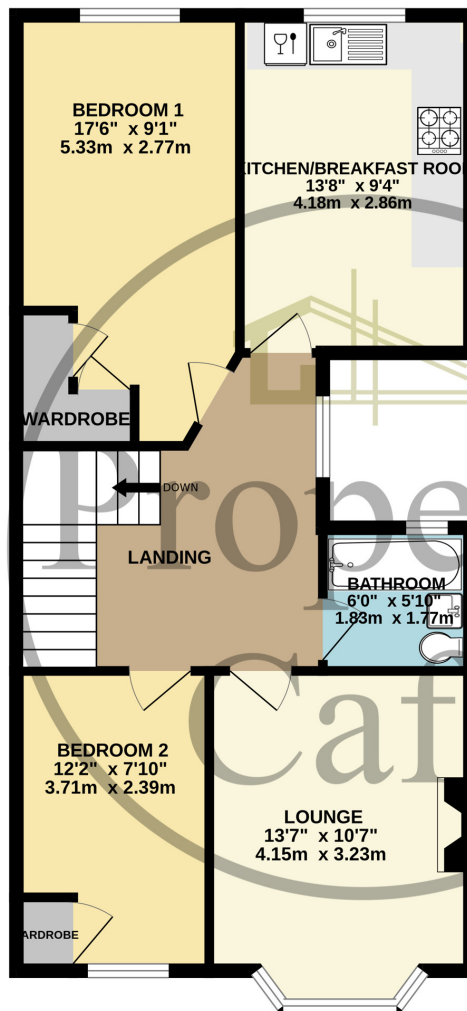
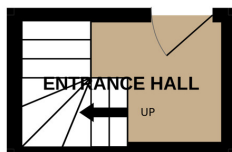
Remaining Lease length - 107 years * Maintenance - £681 per 6 months including ground rent.



1ST FLOOR ENTRANCE
47 sq.ft. (4.4 sq.m.) approx.

2ND FLOOR FLAT
678 sq.ft. (62.9 sq.m.) approx.

LOFT SPACE
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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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 (59)
Annual Service Charge: 1200
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	59	62
(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 right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which 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 is a regular bus service 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 2nd Floor Apartment For Sale
- Large Loft Space With Potential To Develop Subject To The Relevant Permissions
 - Modern Fitted Kitchen/Breakfast Room
- Two Well Proportioned Double Bedrooms With Fitted Wardrobes
 - Modern Fitted Bathroom

- Exceptionally Well Presented Throughout
- Secure Communal Entrance Area With Entry Phone System
 - Convenient Town Centre Position
 - Close By To Excellent Transport Links
 - Internal Viewing Highly Recommended