



21 Duke Street, Bexhill-on-Sea, East Sussex, TN39 4JG

Stunning Two Bedroom Purpose Built Apartment In A Sought After Residential Location £220,000  
- Leasehold Share of Freehold



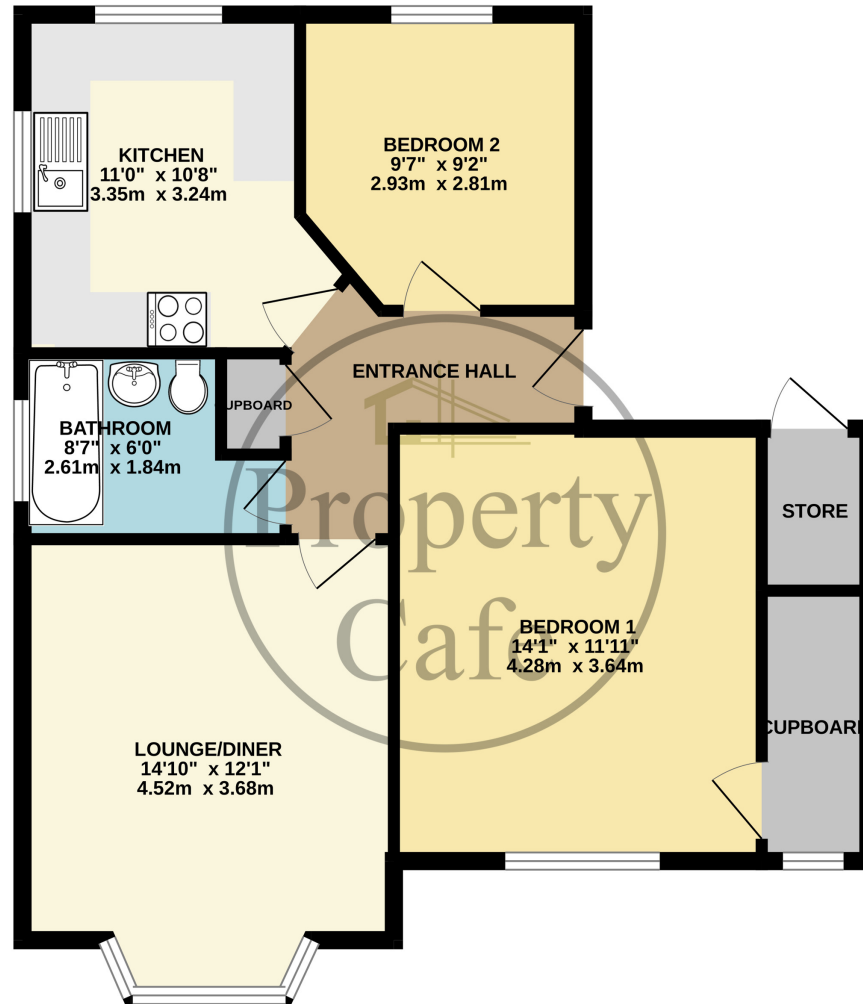


Property Cafe are delighted to present to the market this immaculately presented two bedroom, 1st floor, purpose built apart for sale in a sought after position of 'Broad Oak' Bexhill. Accommodation and benefits include; A well kept communal entrance area with stairs leading to the 1st floor where the flat benefits from a store cupboard; Inner flat hallway with further storage and giving access to all internal rooms; Spacious lounge with feature bay window with plenty of space to relax and entertain; Dual aspect modern fitted kitchen offering ample cupboard & worktop space in addition to an integrated electric oven & hob; Two well proportioned double bedrooms, the master in particular vast in size with a very large walk-in cupboard; Modern fitted family bathroom comprising of a bath with overhead shower attachment, wash basin & WC. This apartment is offered for sale with stunning views from the kitchen & second bedroom, a communal rear garden and in immaculate condition through. Sold with no onward chain we recommend you view at your earliest convenience.

**Share of freehold \* Remaining lease length - 942 years \* Service Charge - £850 Per Annum \* Ground rent - N/A**



**1ST FLOOR FLAT**  
**673 sq.ft. (62.5 sq.m.) approx.**



**TOTAL FLOOR AREA : 673 sq.ft. (62.5 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  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** None.

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>		78
(55-68) <b>D</b>	68	
(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	



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 in the highly sought-after Broad Oak Park area of West Bexhill and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both Little Common Village & Bexhill Town Centre that both offer an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis; most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There are regular bus services to Eastbourne and Hastings. Collington train station is only a short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital.

- Two Bedroom Purpose Built Apartment For Sale
  - Modern Fitted Kitchen
  - Far Reaching Views Across Bexhill
  - Share Of Freehold & Long Lease
  - Immaculate Condition Throughout
    - Communal Rear Garden
  - Modern Fitted Family Bathroom
- Very Reasonable Service Charge Costs
  - Ample Storage
- Gas Central Heating & Double Glazed
  - Sought After Broad Oak Location
    - Sold With No Onward Chain
  - Viewing Highly Recommended