



Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LW

Stunning & Unique Two Bedroom Maisonette With South Facing Balcony & Uninterrupted Sea Views £520,000
- Leasehold Share of Freehold

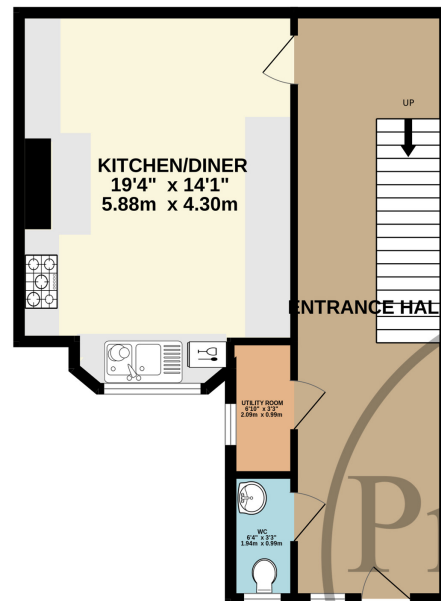




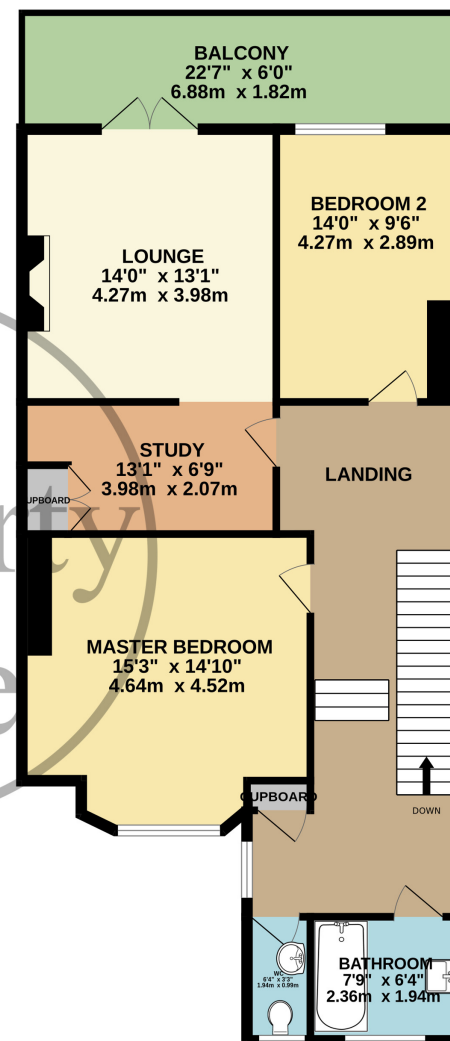
Property Café are delighted to present to the market this unique & substantial maisonette with south facing balcony and stunning panoramic sea views. Accommodation and benefits include; Entering at hall floor level, its own private front door & grand entrance hall; High spec, modern fitted kitchen/diner offering ample cupboard & worktop space in addition to NEFF integrated appliances, electric oven, gas hob and dishwasher as well as space for a freestanding American style fridge freezer; utility room and separate WC. The 1st floor again vast in size consisting of; A generous lounge boasting double doors giving access onto a private south facing balcony with uninterrupted sea views and to Beachy Head; Two well proportioned double bedrooms, the second again overlooking the sea; Separate study area & additional storage space; Family bathroom comprising of bath with over head shower, wash basin & heated towel rail; Another separate WC. This apartment really is a rare find still benefiting from period features, coving and ceiling roses whilst being offered for sale in immaculate condition throughout, gas central heated and with the vendors already suited. We recommend you view at your earliest convenience.



HALL FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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: 2
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (62)
Annual Service Charge: 4585
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	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 on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of 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, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London

- Substantial Two Bedroom Maisonette For Sale
- Private South Facing Balcony With Stunning Sea Views
 - High Spec Modern Fitted Kitchen/Diner
 - Own Private Front Door
 - Two Spacious Double Bedrooms
 - Family Bathroom & Two Separate WC's
 - Utility Room
- Separate Study.
- Sought After Seafront Position
 - Grand Entrance & Hallways
- Feature Fire Places/Coving & Ceiling Roses
 - Vendors Already Suited
 - Unique Purchase Opportunity
 - Viewing Highly Recommended