



48a Amherst Road, Bexhill-on-Sea,
East Sussex TN40 1QW



PROPERTY DESCRIPTION

A character 3/4 bedroom maisonette with private garden situated a short distance from Bexhill Town Centre, Railway Station and Seafront. The property benefits from having its own private entrance, sitting room, kitchen, bathroom, double glazing, gas boiler and radiators, 999 year lease and the freehold of the entire building. EPC-E

FEATURES

- 3/4 bedroom maisonette on the 1st and 2nd floor
- Long Lease and Freehold of the Entire building
- Private Garden
- Sitting Room
- Kitchen
- Gas Boiler and Radiators
- Double Glazed
- Council tax - B





ROOM DESCRIPTIONS

Entrance

Private front door to entrance vestibule, stairs rising to first floor landing.

First Floor Landing

With radiator, stripped and stained stairs case and floors boards.

Sitting Room

17' 1" x 14' 2" (5.21m x 4.32m) A westerly facing room with attractive double glazed bay window with window seat and glimpse of the sea, feature fireplace, TV point, radiators.

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window with a westerly aspect, one and a half bowl stainless steel sink unit with mixer tap and storage under, space for gas cooker, working surface with plumbing for washing machine below, wall mounted gas boiler, built in original shelved larder, cupboard with storage below, space for fridge freezer, range of wall mounted units.

Bedroom One

15' 9" x 14' 2" (4.80m x 4.32m) Double glazed window overlooking the rear of the property, radiator.

Re-Fitted Shower Room/WC

Large walk-in shower cubicle with glass screen and chrome fitments, 2 heated towel rails, frosted glazed window, low level WC, wash hand basin.

Second Floor Landing

Stairs rising from the first floor, double glazed window, access to walk in attic area.

Bedroom Two

15' 2" x 13' 2" (4.62m x 4.01m) Double glazed window with glimpse of English Channel, radiator.

Bedroom Three

12' 3" x 13' 2" (3.73m x 4.01m) 12' 3" into bay x 13' 2" (3.73m x 4.01m) Double glazed window overlooking rear of the property, feature exposed chimney breast, radiator.

Study/Occasional Bedroom

Double glazed Velux window and access to eaves storage.

Outside

The property benefits from an area of garden which is accessed via the side of the property. The garden is laid to lawn and screened by fencing.

NB

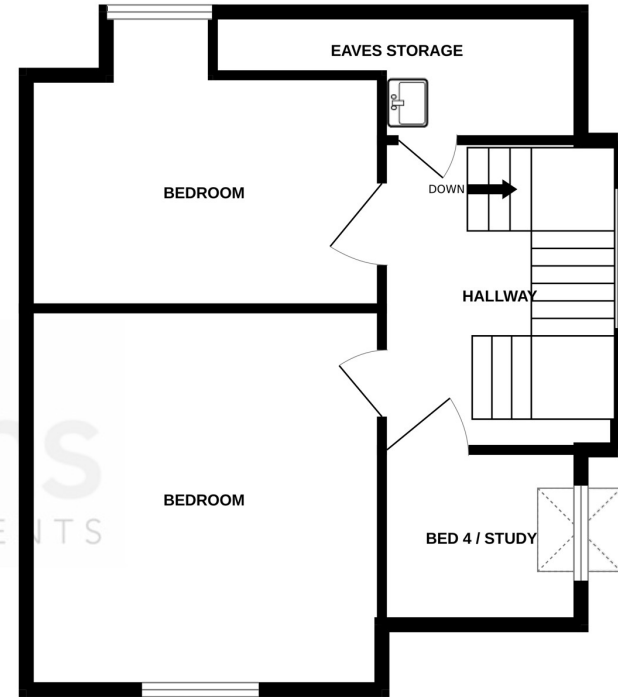
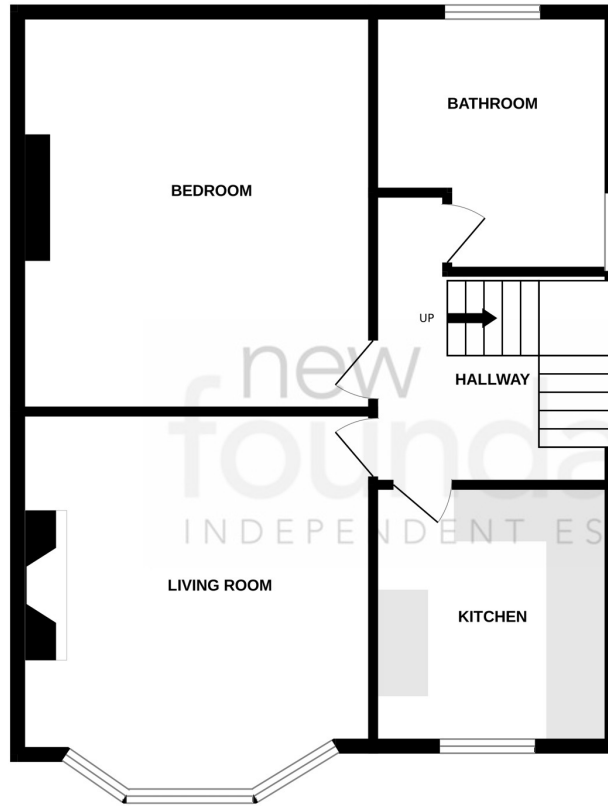
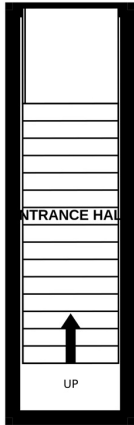
The property benefits from the entire freehold and a 999 year from 1968. Maintenance is done on an as and when basis.

FLOORPLAN

ENTRANCE FLOOR

1ST FLOOR

2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

