

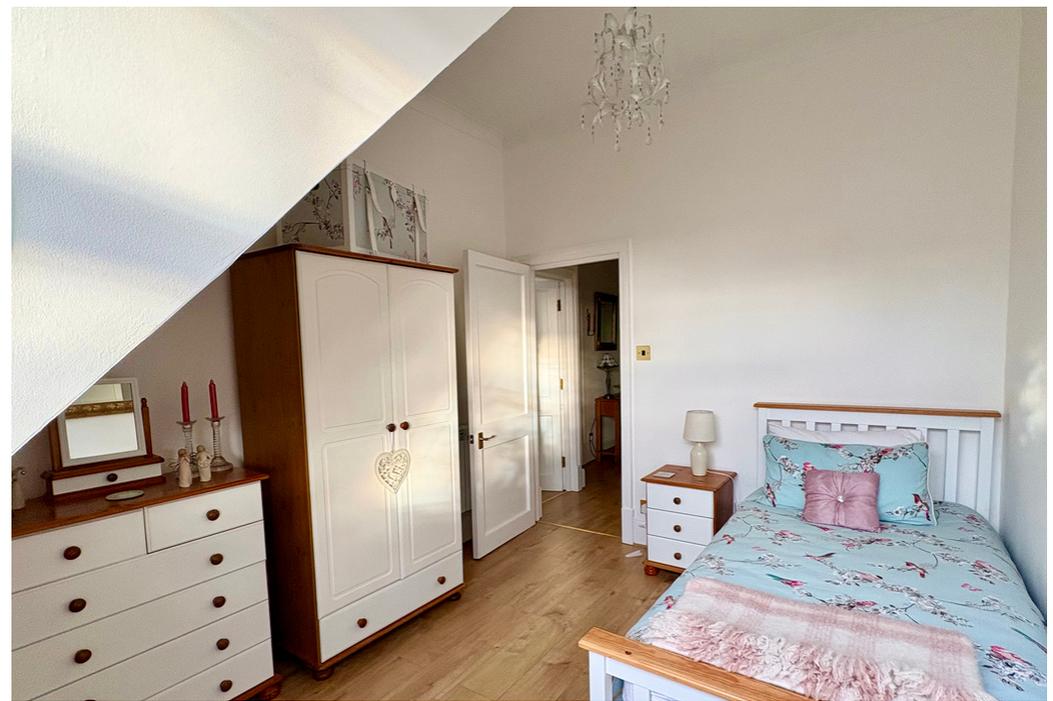
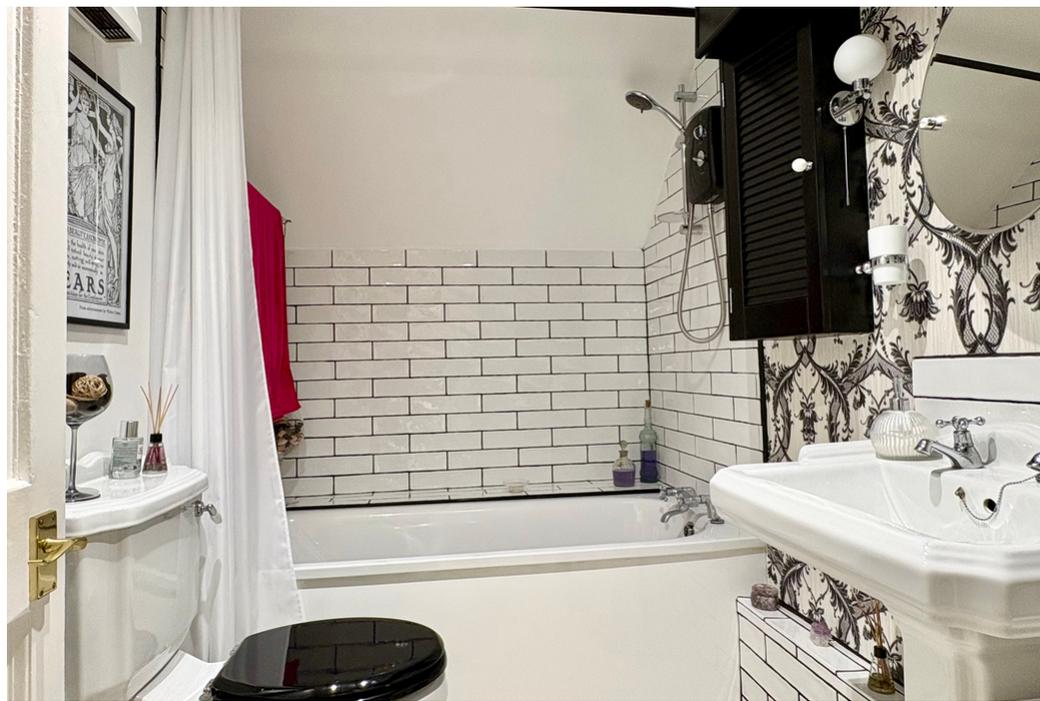


**BEXHILL ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£214,950  2 Bedroom  1 Bathroom  1 Reception

Flat 6, 6 Middlesex Road, Bexhill-on-Sea TN40 1LP



AT A GLANCE...

Bexhill Estates are pleased to introduce this two double bedroom top floor apartment, being just a minutes walk from Bexhill-on-sea's impressive seafront and promenade.

This light and spacious property is situated within a well maintained and attractive period building, consisting of six apartments and the property itself has been modernised by the current owner. This deceptively spacious apartment is accessed via a well cared for communal area, with stairs rising to the second floor. Accommodation comprises entrance hall with built in storage, generous living room, two double bedrooms, fitted kitchen, modern and stylish bathroom with full size bath with shower over, pedestal wash basin, and low level w/c.

Additional benefits include double glazed windows and doors, modern electric panel heaters with individual thermostatic controls and some original features throughout, giving the property warmth and character.

We have been advised that there are approximately 116 years remaining on the original 125 year lease and current maintenance charges are £75 per month, to include ground rent and cleaning of communal parts and windows. NB The apartment also comes with access to a communal parking area currently, to the rear of the property.

An internal inspection is advised to fully appreciate all this wonderful apartment has to offer!

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East Sussex, TN40 1LP

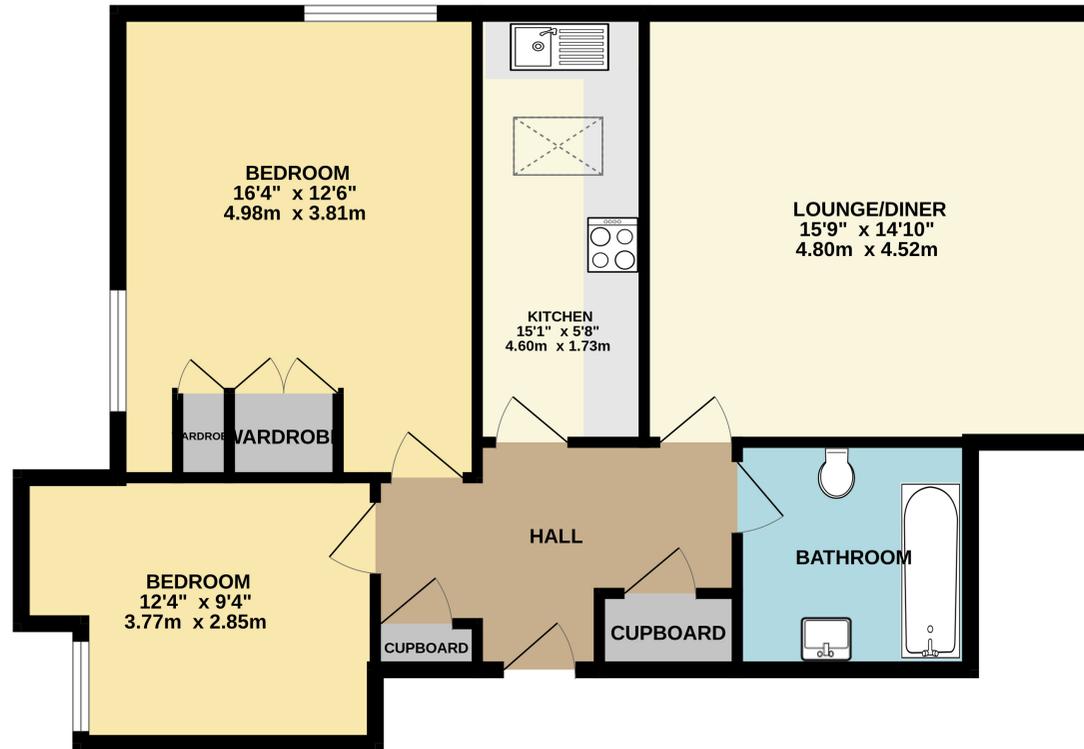
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Key Features:

- Impressive Two Bedroom Apartment
- Close To Seafront
- Top Floor With Attractive Views
- Modern Bathroom
- Early Inspection Advised
- Immaculate Throughout
- Period Features
- Generous Room Sizes
- Council Tax Band A

SECOND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

Situated in a sought after residential location of Bexhill, being just a minutes walk from Bexhill seafront. The property is within close proximity to Bexhill Town Centre with its vast array of shops, restaurants and amenities and Bexhill train station which offers direct links to London Victoria and Ashford International, is also just a short stroll away.

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