



Flat B 15 Holliers Hill, Bexhill-on-Sea, East Sussex, TN40 2DY

Stunning Two Bedroom Maisonette With High Spec Finish £229,950 - Leasehold Share of Freehold







Property Cafe are delighted to present to the market this stunning two bedroom maisonette for sale located in a convenient and sought after position, walking distance to Bexhill old town. Accommodation and benefits include; A secure communal entrance area with flat door & inner hallway leading to the apartment. 1st Floor; Spacious lounge vast in size and bay window to the front; Modern fitted high spec kitchen/breakfast room offering plenty of cupboard & worktop space in addition to integrated, double oven, electric hob and dishwasher; Utility room gifting space for both washing machine & tumble dryer as well as an additional sink; Separate WC. 2nd Floor; Two spacious double bedrooms, the master offering fitted wardrobes; Fitted family bathroom consisting of bath with overhead shower, wash basin & WC. Externally the property boasts an allocated off-road parking space to the rear with a shed for additional storage. This apartment is offered for sale in excellent condition throughout with high end finishing touches, lot of storage solutions and a great feeling of space. We recommend you view at your earliest convenience. **Tenure: Leasehold (share of freehold) \* Leasehold length- 968 years remaining \* Maintenance charge: No formal monthly payments, maintenance of the building and the charges are shared on an as and when basis. \* Pets are permitted and sub-letting is permitted.**

The property is situated in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself 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 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

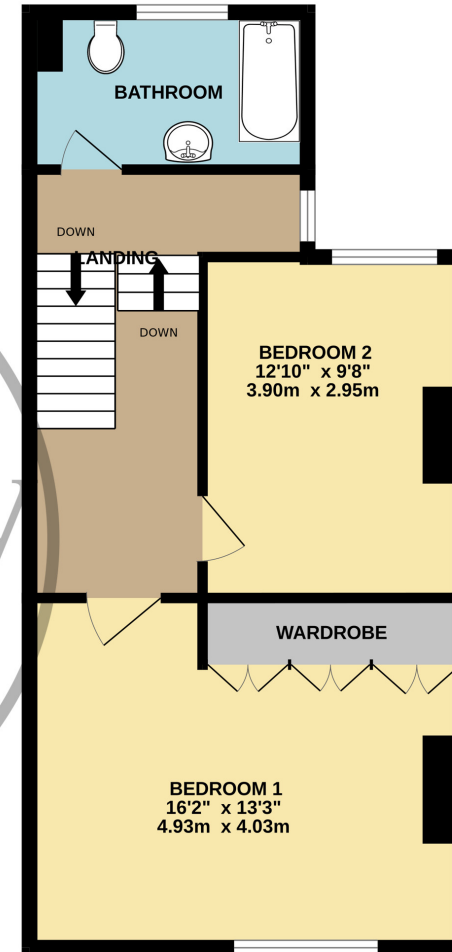
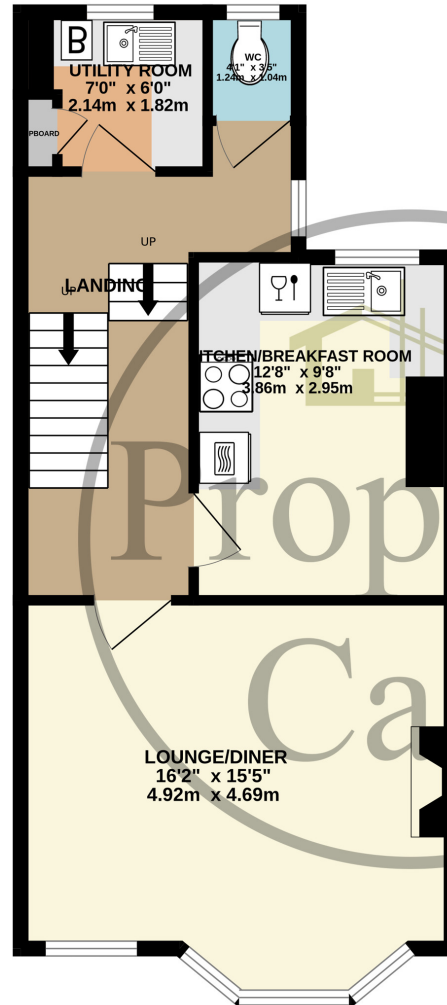
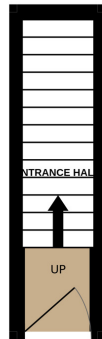




GROUND FLOOR  
36 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

2ND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.




TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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 1626  
**Parking Types:** Allocated. Off Street.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (65)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**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>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span>EU Directive 2002/91/EC</span> 		



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.





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- Stunning Two Bedroom Maisonette For Sale
  - Spacious Lounge With Bay Window
- Modern Fitted High Spec Kitchen/ Breakfast Room
  - Separate Utility Room
    - Separate WC
  - Two Spacious Double Bedrooms

- Fitted Family Bathroom
- Off-Road Parking To The Rear
- Share of Freehold & Long Lease
- Immaculately Presented & Modern Decor
- Excellent Location Close To Transport Links, Hospital & Old Town
- Viewing Highly Recommended