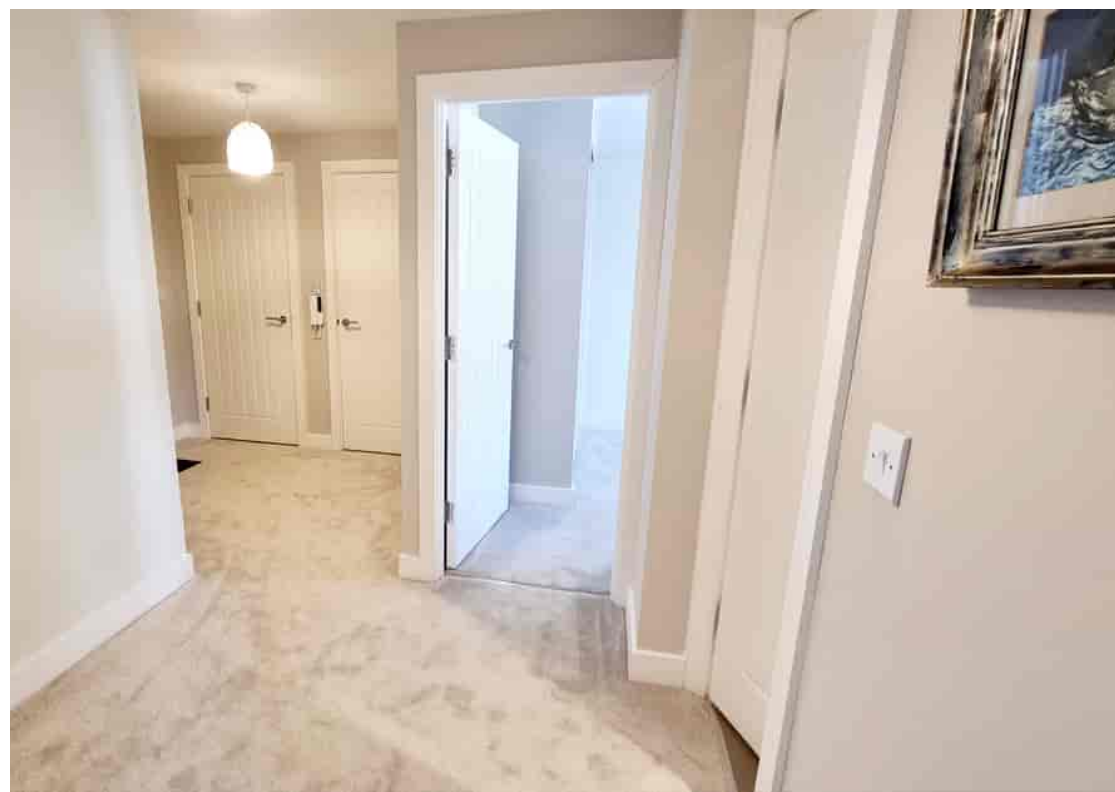




Flat 22 Sea Road, Bexhill-on-Sea, East Sussex, TN40 1FJ  
An Executive Style Three Bed Apartment With Spacious Balcony : Stunning Throughout: No Chain ! £350,000

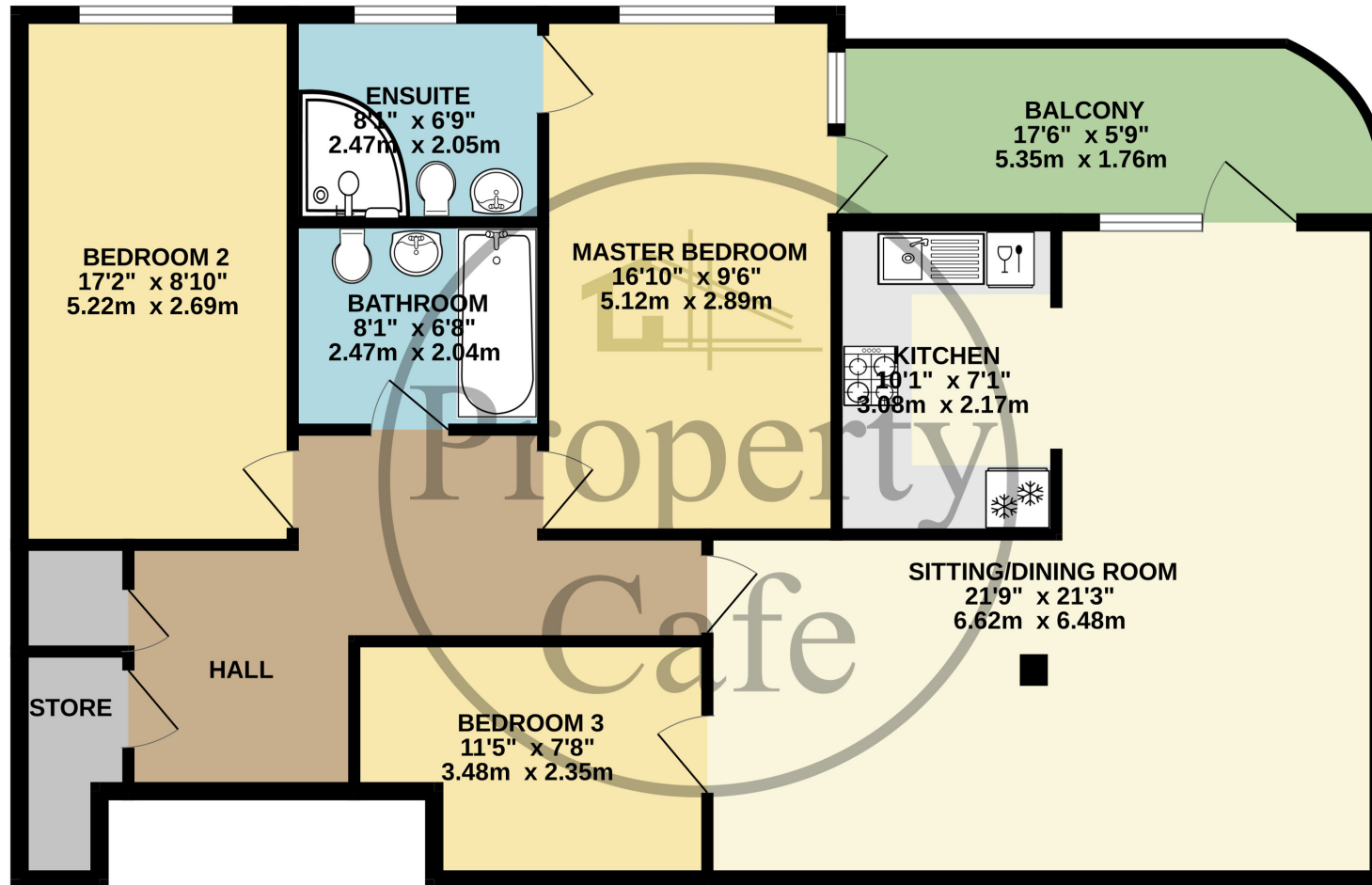




Executive Apartment Immaculate Throughout \* Spacious L Shaped Lounge-Diner \* Large Private Balcony With Glass Balustrade (Accessed From The Master Bedroom & Lounge - Diner ) \* A Master Bedroom With & En Suite \* Bespoke Bathroom & En-Suite \* Three Good Size Bedrooms In Total (Two Double & x1 Single Bedroom) \* 5 Year LABC Building Warranty Remaining \* A Highly Efficient Megaflo Hot Water System \* Velfac Composite Double Glazing \* Modern Kitchen With Built In Appliances \* Super Fast / Hi Speed Broadband \* Wired For Sky / Satellite TV \* Quality Carpets & Floor Coverings \* Secure Allocated Basement Parking Space \* Lift Access To All Floors \* Secure Communal Entrance & Audio System \* Highly Efficient Electric Digital Radiators \* Large Storage & Airing Cupboards \* Communal Refuse Area & Recycling Bins \* Separate Secured Bike Storage Area \* An Immaculate Apartment Throughout \* Sold With No Onward Chain & A Long 120 Year Lease.



**SECOND FLOOR**  
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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Executive Apartment Immaculate Throughout \* Spacious L Shaped Lounge-Diner \* Large Private Balcony With Glass Balustrade (Accessed From The Master Bedroom & Lounge - Diner ) \* A Master Bedroom With & En Suite \* Bespoke Bathroom & En-Suite \* Three Good Size Bedrooms In Total (Two Double & x1 Single Bedroom) \* 5 Year LABC Building Warranty Remaining \* A Highly Efficient Megaflow Hot Water System \* Velfac Composite Double Glazing \* Modern Kitchen With Built In Appliances \* Super Fast / Hi Speed Broadband \* Wired For Sky / Satellite TV \* Quality Carpets & Floor Coverings \* Secure Allocated Basement Parking Space \* Lift Access To All Floors \* Secure Communal Entrance & Audio System \* Highly Efficient Electric Digital Radiators \* Large Storage & Airing Cupboards \* Communal Refuse Area & Recycling Bins \* Separate Secured Bike Storage Area \* An Immaculate Apartment Throughout \* Sold With No Onward Chain & A Long 120 Year Lease.





Tenure & Lease Details : **Leasehold : 120 Years Remaining : Service Charge 2023 =£3342.00 ( Including All Water Rates) \* Communal Lighting & Heating \* Cleaning & All Maintenance of the Common Parts Including The Garage / Foyer / Stairs & Corridors / Refuse Bin Area etc. The maintenance also covers the cost of a Routine Safety Inspection / Servicing & Maintenance Of The Lifts / Fire Alarms / Door Locks / Security Lighting - Camera's & of course any incidental repairs. Council Tax Band D (£2131.00 Per Year) Local = Council Rother District Council ....**

- Executive Apartment Immaculate Throughout
  - Master Bedroom With & En Suite
  - Bespoke Bathroom & En-Suite
  - Spacious L Shaped Lounge-Diner
    - Three Good Size Bedrooms
    - 5 Year LABC Building Warranty
- Highly Efficient Megaflo Hot Water System
  - Velfac Composite Double Glazing
- Modern Kitchen With Built In Appliances
  - Super Fast / Hi Speed Broadband
    - Wired For Sky / Satellite TV
  - Quality Carpets & Floor Coverings
- Secure Allocated Basement Parking Space
  - Lift Access To All Floors
- Secure Communal Entrance & Audio System
  - Highly Efficient Electric Digital Radiators
    - Large Storage & Airing Cupboards
  - Communal Refuse Area & Recycling Bins
- Large Private Balcony With Glass Balustrade
  - Separate Secured Bike Storage Area
- An Immaculate Apartment Throughout
  - Sold With No Onward Chain !!
  - Long 120 Year Lease & NO CHAIN!