



Flat 5, 65 Amherst Road, Bexhill-on-Sea, East Sussex TN40 1QN



PROPERTY DESCRIPTION

An extremely well presented, bright and spacious two double bedroom second floor purpose built apartment situated just outside of the town centre and within easy reach of the train station and seafront. The accommodation comprises; communal entrance hall with stairs rising to the second floor, private entrance hall with large walk-in storage cupboard and access to spacious loft area, dual aspect lounge/dining room with plenty of natural light, fitted kitchen, two double bedrooms and a modern bathroom. Further benefits include; new electric heaters, **ALLOCATED PARKING SPACE** to the rear of the building and a share of freehold. EPC - D.

FEATURES

- Well Presented Two Bedroom Apartment
- Purpose Built Second Floor
- Dual Aspect Lounge/Dining Room
- Modern Bathroom
- Recently Updated Electric Heaters
- Easy Reach Of Town Centre, Seafront & Mainline Railway Station
- Share Of Freehold
- Allocated Parking Space
- Access To Large Loft Space
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, stairs rising to the second floor.

Entrance Hall

Accessed via private front door, ceiling coving, access to large loft space via hatch, large walk-in cupboard, fuse box, telephone point, recently upgraded wall mounted electric heater, airing cupboard housing hot water cylinder.

Lounge/Dining Room

18' 0" x 12' 0" (5.49m x 3.66m) A bright and spacious dual aspect room with double glazed windows to the front and side, two recently upgraded electric heaters, telephone point, television point.

Kitchen

12' 0" x 7' 4" (3.66m x 2.24m) Double glazed patterned window to the side, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer with mixer tap, inset four ring electric hob with extractor fan over, a range of wall and base cupboards with fitted drawers, built-in electric oven, space for fridge/freezer, washing machine and other appliance.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m) Double glazed window to the front, built-in double wardrobe, recently upgraded electric heater.

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m) Double glazed window to the front, recently upgraded electric heater.

Bathroom

7' 9" x 7' 0" (2.36m x 2.13m) A modern fitted three piece suite comprising; panelled bath with Victorian style mixer tap, folding screen and Mira electric shower over, low level WC, pedestal wash hand basin, part tiled walls.

Allocated Parking Space

Located to the rear of the property.

NB

We have been verbally advised of the following;

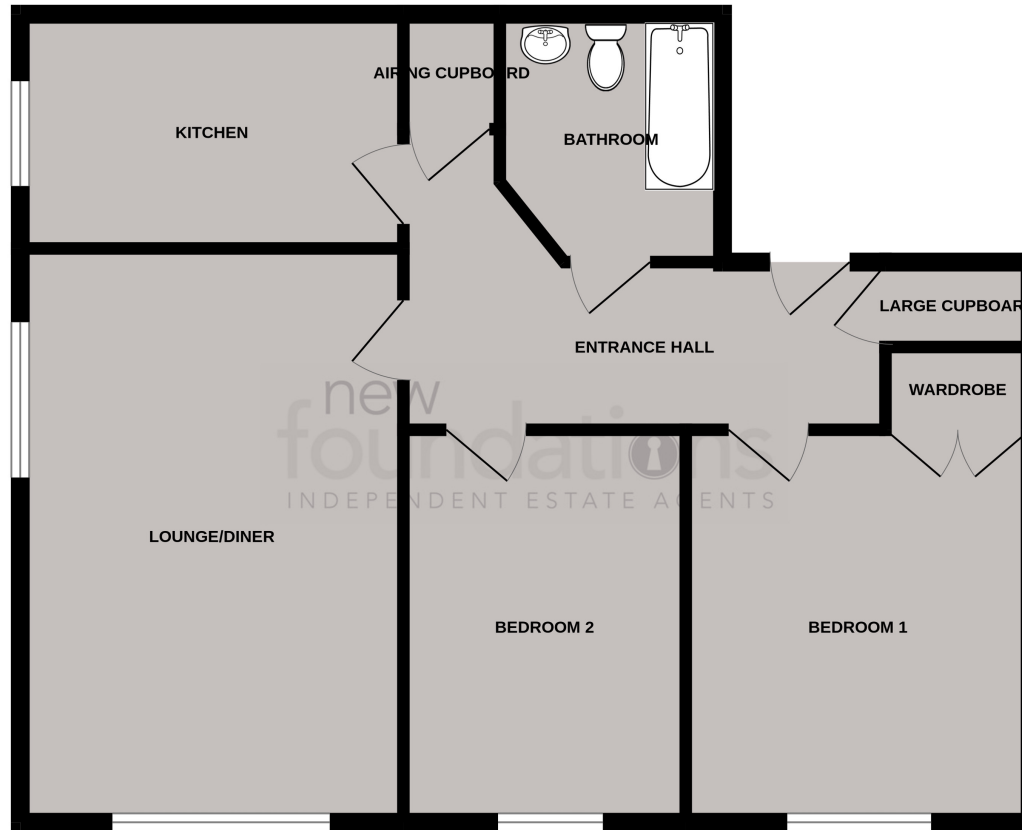
125 year lease from 2002

Share of the freehold company 'Amherst Management LTD'

Service Charge - £1000 per annum

FLOORPLAN

SECOND 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		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

