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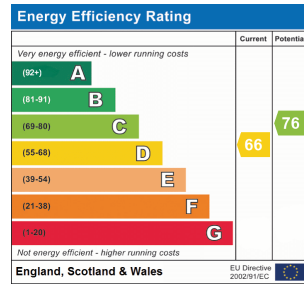
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Flat 2, 31 Magdalen Road, Bexhill-on-Sea TN40 1SD **£225,000 leasehold share of freehold**

A recently refurbished two bedroom first floor flat in a popular location just a short walk from Bexhill station, the town centre and the attractive promenade.

First Floor Flat

Two Bedrooms

Recently Refurbished

Close to The Town, Station and Seafront

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

The Property Ombudsman

rightmove.co.uk
 The UK's number one property website

onTheMarket.com

Description

Situated on the first floor of this attractive Edwardian property this beautifully refurbished two double bedroom flat that enjoys a very convenient location just a short walk from Bexhill town centre and the station.

The flat has recently been subject to a complete programme of refurbishment but retains many of the characterful features you would expect to find in a property of this era including decorative cornicing.

The property now benefits from a brand new kitchen and bathroom and the open plan kitchen/living area is an impressive space ideal for socialising and both bedrooms are generous doubles.

Early viewing is highly recommended in order to appreciate this stylishly renovated property that is moments from the attractive seafront.

Directions

From Bexhill Station proceed in a northerly direction turning right into Magdalen Road and the property will be found along on the left hand side clearly indicated by our For Sale board.
What3Words: ///thus.shin.chart

THE ACCOMMODATION

with approximate room dimensions is approached via a communal door to communal entrance hall with original Edwardian floor tiles and stairs to the first floor landing. A private door leads to

ENTRANCE HALL

with radiator and decorative cornicing.

KITCHEN

10' 4" x 9' 8" (3.15m x 2.95m) a double aspect room fitted with a range of Shaker style base and wall mounted kitchen cabinets with an integrated oven and grill and spaces and plumbing for washing machine and tumble dryer. There is an area of wood effect working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 ring gas hob with extractor above. There is also a breakfast bar.

OPEN PLAN LIVING/DINING AREA

17' 9" x 14' 1" (5.41m x 4.29m) into the large bay window to front, exposed brick wall with wall lights, feature fireplace, tiled surround and wooden hearth.



BEDROOM I

16' 9" x 12' 5" (5.11m x 3.78m) with two sash windows to rear, wall lights.



BEDROOM 2

11' 8" x 8' 9" (3.56m x 2.67m) with sash window to rear.



BATHROOM

9' 9" x 8' (2.97m x 2.44m) max with sash window to side, fitted with a corner bath, low level wc, wash hand basin, large shower unit and heated towel rail. A separate cupboard houses the boiler.



LEASE DETAILS

Share of Freehold
Lease - 999 years December 1982
Maintenance - as and when, split between the three flats.
Buildings Insurance - £312.57 per annum

COUNCIL TAX

Rother District Council
Band B - £1,886.47

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.