



Flat 8 Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LW

Stunning & Unique Two Bedroom Maisonette With South Facing Balcony & Uninterrupted Sea Views £480,000

- Leasehold Share of Freehold





This substantial two-bedroom maisonette offers a unique purchase opportunity in a sought-after seafront position, boasting breathtaking sea views from its private south-facing balcony. Presented to a high standard throughout, this beautifully appointed property combines classic character features with modern living, making it an exceptional home for anyone looking to enjoy coastal living to the fullest.

Entering via your own private front door, you are welcomed by a grand entrance and hallway that sets the tone for the spacious and elegant accommodation within. The property features two generous double bedrooms, providing ample space and comfort for residents. The family bathroom and two separate WCs ensure convenience for all household members and guests, while a separate study offers an ideal quiet space for working from home or pursuing personal interests.

The high-spec modern fitted kitchen/diner is a particular highlight, designed to meet the demands of contemporary living. With plenty of cupboard and worktop space, this kitchen is perfect for cooking and entertaining, while the adjoining dining area creates a warm and inviting atmosphere for family meals and social gatherings. Complementing the kitchen is a handy utility room, offering additional storage and laundry facilities to keep the home organised and clutter-free.

Two spacious reception rooms provide versatile areas for relaxation and entertaining. These rooms feature charming character elements, including feature fireplaces, decorative coving, and ceiling roses, which enhance the overall ambiance and character of the home. Large windows allow for an abundance of natural light, further accentuating the attractive interiors.

One of the standout features of this maisonette is its private south-facing balcony, where you can unwind while soaking in the stunning sea views and gentle coastal breeze. This outdoor space is perfect for morning coffees, evening sunsets, or simply enjoying some fresh air in a tranquil setting.

Situated in a desirable seafront location, this property provides easy access to local amenities, transport links, and leisure facilities, all within a pleasant stroll. Whether you are looking to invest, downsize, or find your forever home, this unique maisonette offers a blend of style, comfort, and location that is rarely available on the market.

The vendors are already suited, enabling a smooth and swift transaction for the successful buyer. Viewing is highly recommended to fully appreciate the quality, space, and spectacular views on offer.



Approx Gross Internal Area
144 sq m / 1545 sq ft




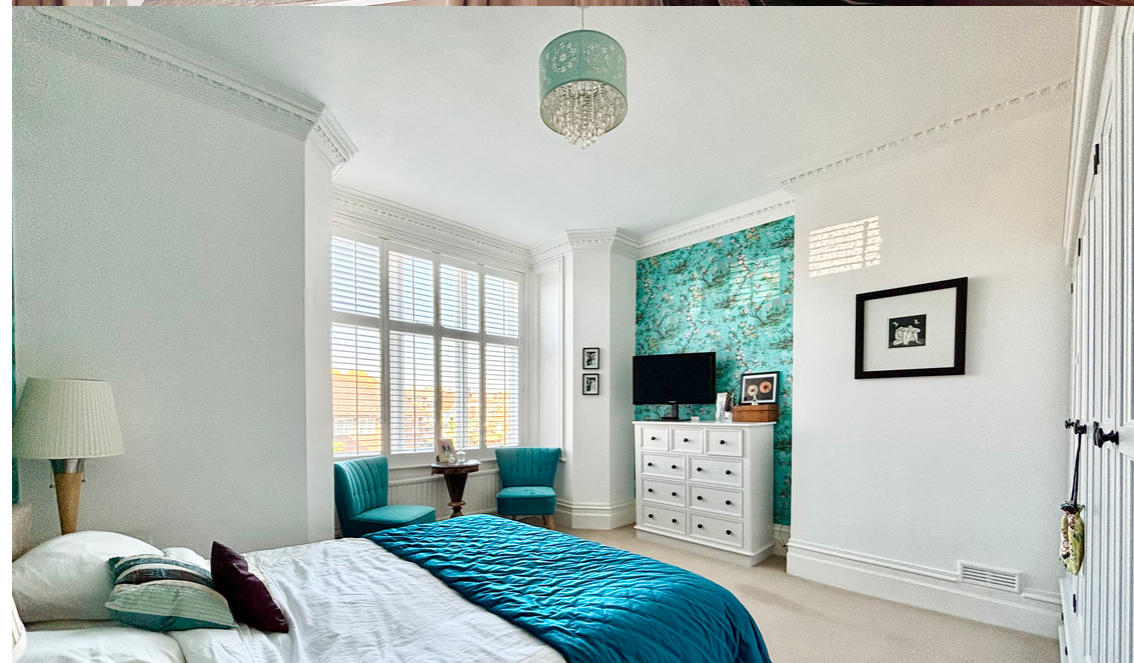
Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 91 sq m / 981 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (62)
Annual Service Charge: 4585
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	62	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC  		



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.



The property is situated right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which 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 are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Substantial Two Bedroom Maisonette For Sale
- Private South Facing Balcony With Stunning Sea Views
 - High Spec Modern Fitted Kitchen/Diner
 - Own Private Front Door
 - Two Spacious Double Bedrooms
 - Family Bathroom & Two Separate WC's
 - Utility Room
 - Separate Study.
- Sought After Seafront Position
 - Grand Entrance & Hallways
- Feature Fire Places/Coving & Ceiling Roses
 - Vendors Already Suited
 - Unique Purchase Opportunity
 - Viewing Highly Recommended