



Flat 3, 23 Magdalen Court, Magdalen  
Road, Bexhill-on-Sea, East Sussex  
TN40 1SB





## PROPERTY DESCRIPTION

A particularly spacious purpose built two bedroom first floor flat presented to a high standard and ideally situated close to the seafront, Bexhill Town centre and train station. Notable features include En-suite to Bedroom one, refitted kitchen/diner with built in appliances, refitted bathroom with bath and separate shower, southerly facing balcony and garage. EPC - D

## FEATURES

- Spacious 2 Bedroom First Floor Flat
- Very Well Presented
- En-Suite Shower Room to Main Bedroom
- Refitted Kitchen/Diner with Built in Appliances
- Refitted Bathroom With Separate Shower
- Southerly Facing Sun Balcony
- Garage
- Conveniently Situated For Bexhill Town Centre and Seafront
- Council Tax Band - B
- 90 Square Meters (Source EPC)





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Communal entrance door with security intercom leading to communal entrance hall with stairs to first floor landing, composite front door leading to private entrance hall.

### Private Entrance Hall

With two built-in storage cupboards, radiator, security intercom phone.

### Living Room/Dining Room

17' 10" x 11' 11" (5.44m x 3.63m) With radiator, TV aerial point, double glazed door with double glazed floor-to-ceiling windows on either side leading onto southerly facing private balcony.

### Balcony

With a southerly aspect and measuring approximately 24' in length with wrought iron railings.

### Kitchen

12' 6" x 11' 10" (3.81m x 3.61m) Having been recently refitted with a range of gloss units comprising; stainless steel sink with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, electric oven with built-in microwave above, tiled flooring, ceramic hob with extractor hood, built-in concealed fridge and freezer, washing machine and dishwasher, light coloured granite working surfaces, under unit lighting, space for table, radiator, TV aerial point, double glazed window with outlook to rear.

### Bedroom 1

17' 8" x 11' 10" (5.38m x 3.61m) With radiator, double glazed window with southerly aspect, door to en suite.

### En Suite Shower Room

With tiled cubicle and chrome fittings with overhead shower and additional hand shower, low-level WC, wash hand basin with mixer taps and storage cupboards below, part tiling to walls, extractor fan, ceiling spotlighting.

### Bedroom 2

16' 9" x 11' 10" (5.11m x 3.61m) With radiator, double glazed window with outlook to rear.

### Bathroom

Refitted and comprising; panelled bath, low-level WC, wash hand basin with storage cupboards below, separate tiled cubicle with glass door with chrome fittings having overhead shower and additional hand shower, chrome ladder radiator, tiled floor, extractor fan, double glazed window, built-in storage cupboard housing wall mounted Combi boiler, tumble dryer and additional appliance space.

### Garage

A single garage with power and light and up and over door.

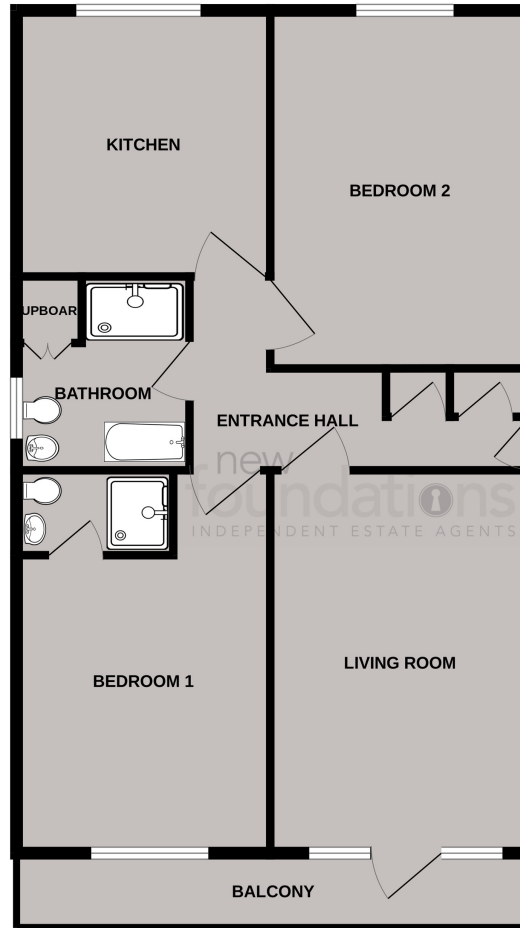
### NB

We have been verbally advised that the property is held on a 999 year lease and is to be sold with a share of the freehold. We have also been advised that the maintenance is £1425 per annum.



# FLOORPLAN

GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

