



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Marlborough, Upper Sea Road, Bexhill-on-Sea TN40

**£275,000**

1RL

 2 Bedroom

 1 Bathroom

 1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this substantial garden flat just over 500 yards to Bexhill's iconic seafront promenade. Occupying the ground floor of this conversion block, the property retains many original features and high ceilings offering an abundance of character and charm. The accommodation requires modernisation which in brief comprises; A particularly spacious lounge with a feature bay window and fireplace measuring over 21ft in length. Bedroom one is a further considerably sized room at 23ft in length with double doors opening into the rear garden. There is a fitted kitchen with space for appliances, a further double bedroom and a wet room. Furthermore, the property has off-road parking, a sizeable private rear garden with an area of decking ideal for alfresco dining, a greenhouse, outside tap and a variety of well-established trees, shrubs and plantings.



### Key Features:

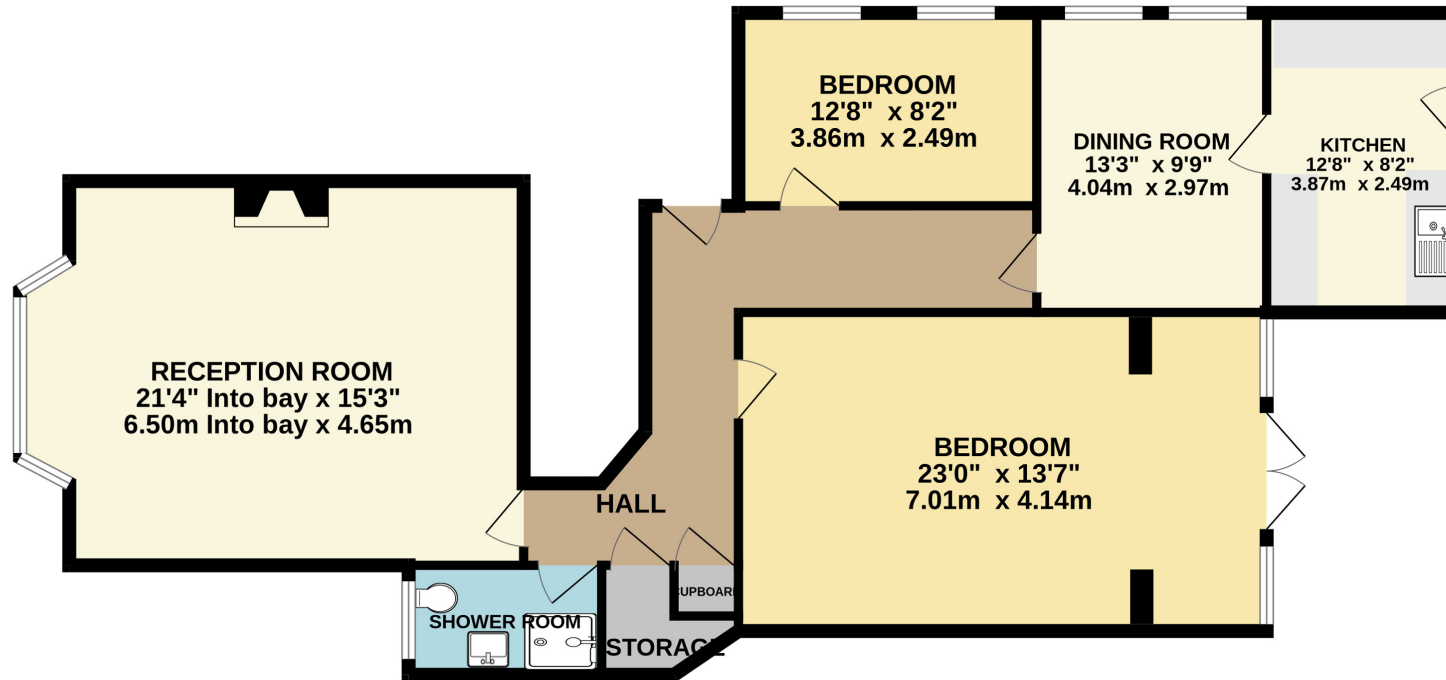
- Substantial Ground Floor Apartment
- Private Rear Garden
- Two Reception Rooms
- No Onward Chain
- Just Over 500 Yards To Bexhill Seafront
- Two Double Bedrooms
- Requires Modernisation
- Share Of Freehold

Marlborough, Upper Sea Road, Bexhill-on-Sea, East Sussex, TN40 1RL

 2 Bedroom  1 Bathroom  1 Reception

  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

GROUND FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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.  
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Location

The property is situated approximately 500 yards from the iconic Bexhill seafront promenade and the town centre, where you will find a selection of day-to-day shops and a Sainsbury's supermarket. There are bus routes near by and Bexhill mainline railway station in very close by offering regular routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

### Lease & Maintenance Information

Tenure - Share of freehold  
 Remaining lease term - A new 999 year lease to be granted  
 Maintenance Charge - As & when required  
 Ground Rent - N/A.

Marlborough, Upper Sea Road, Bexhill-on-Sea, East Sussex, TN40 1RL

2 Bedroom 1 Bathroom 1 Reception