



**Flat 7, 8-12 St Margarets Court, St
Leonards Road, Bexhill-on-Sea, East
Sussex TN40 1HN**



PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom converted second floor flat ideally located within the heart of Bexhill Town Centre with an array of shops and amenities on your doorstep whilst also being within walking distance of the seafront and train station. The accommodation comprises; communal entrance hall, private entrance hall, kitchen/diner with stairs down to the lounge, two bedrooms and a modern bathroom. To be sold with vacant possession.

EPC - C.

FEATURES

- Two Bedroom Flat
- Situated On The Second Floor
- Town Centre Location
- Split Level With Steps Down To The Lounge
- Modern Bathroom
- Fitted Kitchen/Dining Room
- Electric Boiler and Radiators
- Vacant Possession
- Chain Free
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

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

Entrance Hall

Accessed via private front door, entry-phone handset, radiator.

Kitchen/Dining Room

11' 1" x 10' 2" (3.38m x 3.10m) A fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob, a range of matching wall and base cupboards with fitted drawers, built-in electric hob, radiator.

Lounge

11' 6" x 11' 4" (3.51m x 3.45m) Two double glazed windows to the side, radiator, telephone point.

Bedroom One

9' 11" x 8' 6" (3.02m x 2.59m) Double glazed window to the rear, radiator.

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m) Double glazed window to the rear, radiator, cupboard housing electric boiler.

Bathroom

A modern fitted white suite comprising; low level WC, panelled bath with mixer tap, pedestal wash hand basin, radiator.

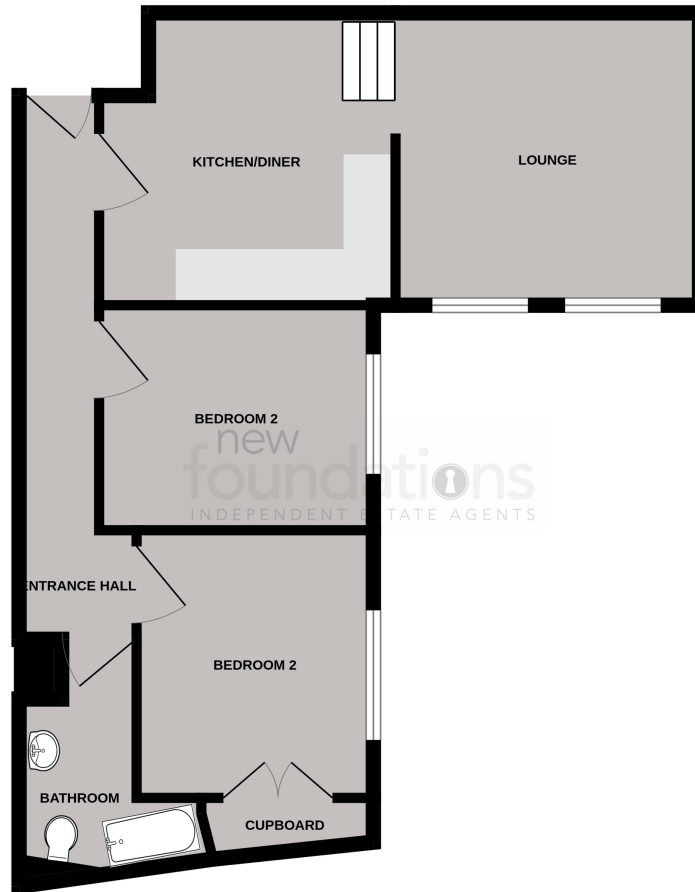
NB

125 year lease from November 2006

Service charge is approximately £2000 per annum

FLOORPLAN

GROUND 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	73	83
(55-68)	D		
(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	

