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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. Made with Metrepro 02020



Flat 8 Colben Court 17 Rafati Way, Bexhill-on-Sea, East Sussex
 TN40 2EX

oieo £199,950

leasehold

A purpose built first floor three bedroom flat with parking and long lease offering bright and spacious accommodation conveniently located within easy reach of the Town Centre and seafront.

First Floor Flat
 CHAIN FREE

3 Bedrooms
 Long Lease

Kitchen/Living Room
 Parking

Close to Town 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

This well located purpose built first floor flat offers three bedrooms with the benefit of its own parking space and a long lease that is all situated within easy reach of the Town Centre and just a short distance of the beach and less than quarter of a mile of Bexhill Hospital. Perfect as a permanent home or investment property. Being one of just four apartments in the building, the accommodation is bright and spacious with gas central heating and double glazing. The flat is located on the first floor with no flats above and benefits from a large kitchen/living area, three bedrooms, bathroom and separate en-suite. Whilst requiring some general modernisation the property offers an excellent opportunity for buyers to create a home tailored to their own taste in a convenient and sought after location.

Please note: Certain images used in these particulars have been virtually staged using Artificial Intelligence (AI) to illustrate the property's potential. These images are for illustrative purposes only and do not represent the current, actual condition or furnishings of the property.

Directions

From Wrestwood Road (A2036) head south and turn into St Johns Road where the property will be found on the left hand side.

What3Words: ///wipes.rock.sooner

THE ACCOMMODATION

With approximate dimensions, is approached via a communal entrance door into communal entrance hall. Staircase rises to first floor.

ENTRANCE HALL

21' 4" x 3' 05" (6.50m x 1.04m) Telephone entry point, cupboard.

LIVING ROOM/KITCHEN

19' 0" x 12' 6" (5.79m x 3.81m) Dual aspect with box bay window to the front, recessed lighting, tiled flooring. The kitchen is fitted with a range of base and wall units incorporating cupboards and drawers with an integrated washing machine,

dishwasher, fridge/freezer and double low level oven, the working surface incorporates a sink unit with drainer and a four ring gas hob with extractor above.

BEDROOM/STUDY

11' 6" x 6' 11" (3.51m x 2.11m) plus box bay window 9' 1" (2.77m)



BATHROOM

7' 2" x 5' 06" (2.18m x 1.68m) Tiled floor, part tiled walls, heated towel rail, pedestal wash hand basin, low level wc, P-shaped bath with shower attachment over.



BEDROOM

8' 3" x 6' 7" (2.51m x 2.01m) Window to rear.



BEDROOM ONE

8' 3" x 6' 7" (2.51m x 2.01m) Window to rear.



EN-SUITE

5' 6" x 4' 9" (1.68m x 1.45m) Window to side, part tiled walls, tiled floor, corner bath, low level wc, pedestal wash hand basin, heated towel rail.

Lease Details

125 years from 2006
Maintenance Cost paid half yearly, recently £1008.21
Ground Rent £37.50



COUNCIL TAX

Rother District Council
Band C £2403.23 (2026/7)



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.