



15 Manor Road, Bexhill-on-Sea, East
Sussex TN40 1SP



PROPERTY DESCRIPTION

CHAIN FREE. A characterful two bedroom ground floor flat with private REAR GARDEN situated in this sought after road just a short distance from the town centre, seafront and mainline railway station. The accommodation comprises; private entrance, entrance porch leading to entrance hall, bay fronted lounge, re-fitted and contemporary kitchen & bathroom and two bedrooms with the master having access to the rear garden. Outside there is a utility cupboard, private garden with double gates to the rear to also give the option of off road parking. EPC - D.

FEATURES

- Two Bedroom Ground Floor Flat
- Many Character Features Including; Fireplaces, Tall Skirting Boards & Exposed Floorboards
- Bay Fronted Lounge
- Contemporary Kitchen & Bathroom
- Extensively Refurbished In 2016
- Sought After Road Just A Short Distance From The Town Centre, Train Station & Seafront
- Private Rear Garden
- Gated Rear Access To Provide Off Road Parking
- Council Tax Band - A
- Chain Free





ROOM DESCRIPTIONS

Entrance Porch

Accessed via private front door to the side.

Entrance Hall

Accessed via wooden door, thermostat, radiator, exposed floorboards.

Lounge

17' 6" into bay x 13' 1" (5.33m into bay x 3.99m) A bright room with double glazed bay window to the front, ceiling coving, radiator, telephone point, television point, feature decorative fireplace, exposed floorboards, tall skirting boards.

Kitchen

13' 6" x 8' 9" (4.11m x 2.67m) A dual aspect room with double glazed window to the rear overlooking the garden, frosted glass window to the side, a modern and re-fitted kitchen comprising; a range of working surfaces with inset four ring electric hob, stainless steel extractor fan over, inset one and half bowl stainless steel sink unit with mixer tap, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, free standing fridge/freezer, radiator, further double cupboard with sliding doors, wall mounted gas fired boiler, exposed floorboards.

Bedroom One

15' 8" max x 13' 1" max (4.78m max x 3.99m max) Double glazed windows and door to the rear leading to the garden, feature decorative fireplace, tall skirting boards, two radiators.

Bedroom Two

10' 10" x 10' 2" reducing to 9' 0" (3.30m x 3.10m reducing to 2.74m) Two double glazed windows to the front, radiator, feature decorative fireplace, exposed floorboards, tall skirting boards.

Bathroom

8' 4" x 6' 11" (2.54m x 2.11m) Double glazed frosted glass window to the side, a contemporary and re-fitted suite comprising; pedestal wash hand basin, panelled bath with rain effect shower over, extractor fan, radiator, door to WC.

WC

6' 11" x 2' 7" (2.11m x 0.79m) Double glazed frosted glass windows to both sides, radiator, low level WC.

Outside

To the rear there is a low maintenance and private rear garden which is paved and benefits from being of a westerly aspect, double gates with vehicular access should you wish to park, outside utility cupboard with plumbing for washing machine.

NB

We have been advised of the following;

941 year lease

Maintenance on an as and when basis split 50/50 with the upstairs flat

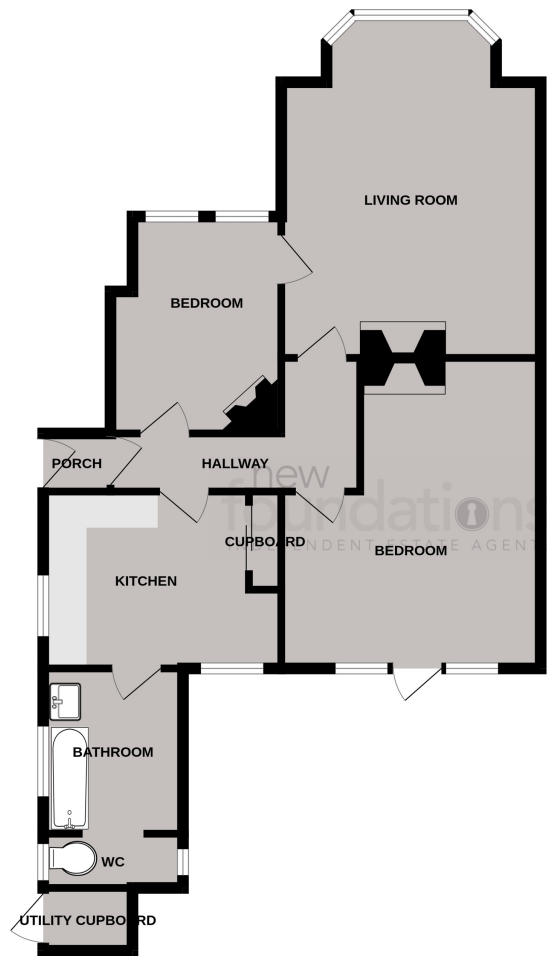
In 2016 the flat underwent significant renovations to include; central heating system and boiler, re-wire, re-plastering, new kitchen and bathroom and has recently been re-decorated.

In 2024 there were extensive improvements made to the outside including; roof, fascias, soffits, guttering and re-decoration.



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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