new foundations
INDEPENDENT ESTATE AGENTS

£129,950 Leasehold

Flat 6, 122 Dorset Road, Bexhill-on-Sea, East Sussex TN40 2HT

PROPERTY DESCRIPTION

A two bedroom second floor converted apartment situated a short distance from the town centre and mainline railway station. The accommodation comprises; entrance hall, lounge/dining with sea views, fitted kitchen, bathroom and two bedrooms with the master also benefiting from sea views. The property is also to be sold with no onward chain. EPC - D.

FEATURES

- Two Bedroom Converted Flat
- Sea Views
- Short Distance to Town
- Leasehold Term - 91 Years
- Ideal First Purchase or Buy to Let
- No Onward Chain
- Council Tax Band - A

ROOM DESCRIPTIONS

Communal Entrance Hall
Accessed via communal front doors, stairs rising to the second floor.

Entrance Hall
Entry-phone system, wall mounted central heating thermostat, radiator.

Lounge/Diner
15′ 7″ x 10′ 11″ (4.75m x 3.33m) Two double glazed windows to the rear with views towards the English Channel, sky/television point, radiator.

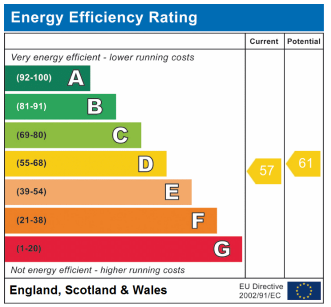
Kitchen
11′ 9″ x 7′ 11″ (3.58m x 2.41m) Double glazed window to the side, a fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with chrome mixer tap, inset four ring electric hob, a range of matching wall and base cupboards, built in electric oven, space for various appliances including; dishwasher, washing machine, fridge/freezer and further under counter appliance, larder cupboard with window.

Bedroom Two
9′ 9″ x 6′ 11″ (2.97m x 2.11m) Double glazed window to the side, radiator, wall mounted gas fired central heating boiler.

Bedroom One
15′ 8″ x 9′ 6″ (4.78m x 2.90m) Two double glazed window to the rear with views towards the English Channel, picture rail, radiator.

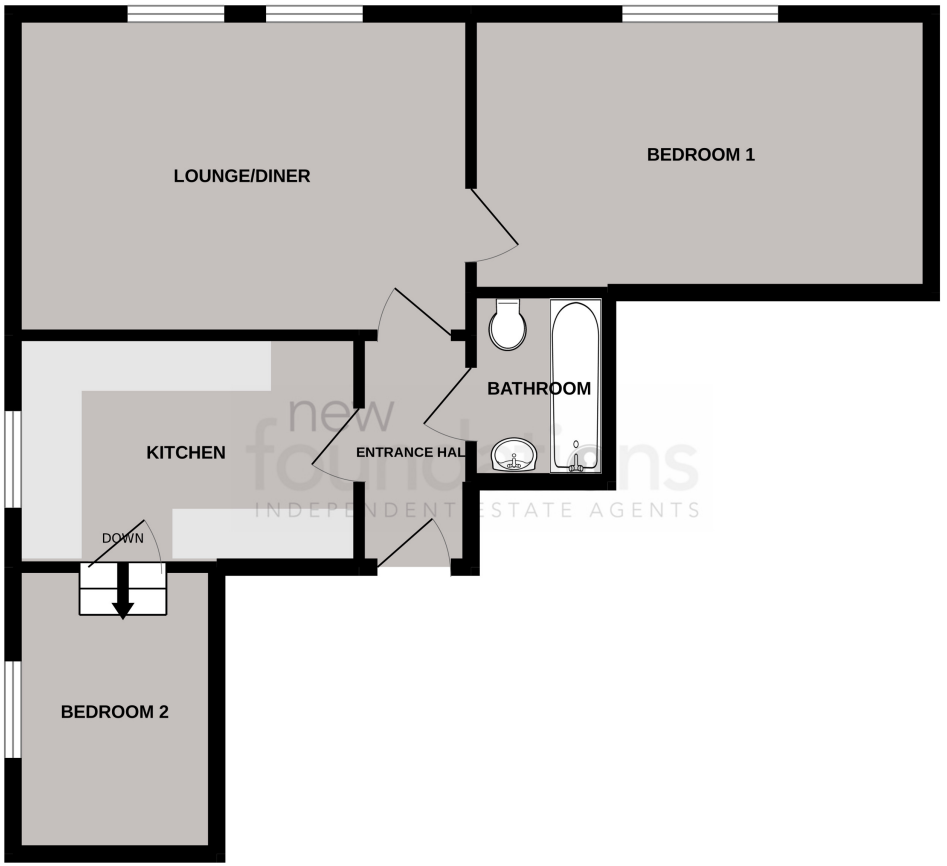
Bathroom
Picture rail, a white suite comprising; panelled bath with shower over, macerator WC, wash hand basin with tiled splash back, chrome heater ladder style towel rail.

Leasehold Information
We have been verbally advised that the property is held on a 91 year lease. We have also been verbally advised that the current service charge is £1368.76 per annum, which includes building insurance, and the current ground rent is £200 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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