



Flat 2 6 Station Road, Bexhill on Sea
TN40 1RE



PROPERTY DESCRIPTION

Forming the whole of the first floor of this attractive older style building a spacious 3 bedroom flat conveniently situated in Bexhill Town Centre with the beach and train station a short distance away. Other notable features include private parking, re fitted kitchen, ensuite shower room to master bedroom, and share of freehold. EPC - C.

FEATURES

- Spacious Three Bedroom First Floor Flat
- Presented In Good Order
- Character Building
- Re-Fitted & Modern Kitchen
- Internal Oak Doors
- Bay Fronted South Facing Living Room
- Allocated Parking Space
- En-Suite To Master Bedroom
- Share Of Freehold
- Council Tax Band - A





ROOM DESCRIPTIONS

Entrance

Communal front door leading to entrance hall with stairs to first floor landing. Private front door then leading to good sized private entrance hall, with radiator.

Living room

18' 1" x 14' 1" (5.51m x 4.29m) With 2 radiators, double glazed window overlooking the front of the property facing in a southerly direction, tv aerial point.

Kitchen

12' 9" x 10' 6" (3.89m x 3.20m) with range of modern fittings, comprising single drainer sink unit with mixer tap with cupboard under, further range of cupboards and drawers with working surfaces over, matching wall mounted cupboards, part tiling to walls, built-in electric oven with 4 ring gas hob and cooker hood over, built-in slimline dishwasher, washer/dryer and fridge freezer, wall mounted Worcester combination, gas boiler, radiator, space for table, 2 double glazed windows.

Bedroom 1

12' 9" x 12' 1" (3.89m x 3.68m) Double glazed window overlooking the front of the property, double wardrobes with bi-fold oak sliding doors, door to en-suite.

En-suite

With walk in shower, screened by a glass sliding door with over head shower and hand shower, tiled walls, low level WC, pedestal wash hand basin, chrome ladder radiator.

Bedroom 2

14' 11" x 14' 11" (4.55m x 4.55m) With radiators, double glazed windows overlooking the rear of the property.

Bedroom 3

9' 11" x 6' (3.02m x 1.83m) Double glazed window overlooking the front of the property, radiator.

Bathroom

Comprising white 2 piece suite with panelled bath with shower over with glass screen, and pedestal wash hand basin, chrome ladder radiator, frosted glass double glazed window.

Separate Wc

With low level WC, pedestal wash hand basin and frosted glass double glazed window.

Outside

The property benefits from private allocated parking to the rear.

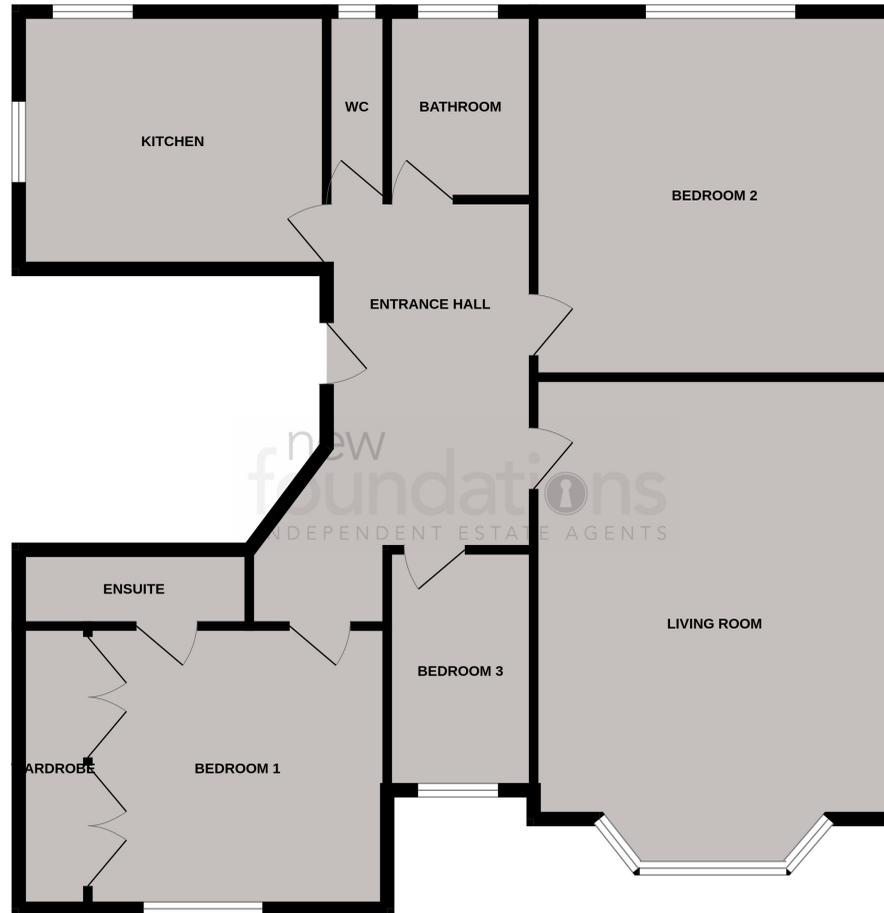
NB

We have been verbally advised that the property benefits from a share of the freehold and a 105 year lease, the maintenance is on an as and when basis and the property is also self managed. The property benefits from real oak doors installed throughout.



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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		73	82
EU Directive 2002/91/EC			

