







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Bolebrooke Road, Bexhill-on-Sea, East Sussex TN40
£550,000 ^{1EW}  2 Bedroom  1 Bathroom  2 Reception



AT A GLANCE...

Bexhill Estates proudly presents this truly magnificent ground-floor apartment adjacent to the iconic seafront promenades with a private south-facing rear garden and double garage! It features a private entrance and a communal entrance and accommodation that includes; A spacious lounge/diner boasting an attractive bay window with sea views and feature fireplace. Double doors open into the triple-aspect conservatory with a vaulted ceiling and access to the private south-facing gardens. The property has two double bedrooms, both with solid wood-fitted wardrobes. In addition, there is a modern fitted bathroom suite and a modern fully equipped kitchen with matching wall units and base units finished with granite work surfaces. Integrated appliances include a dishwasher, a washer/dryer, fridge/freezer, double oven and an induction hob. Furthermore, there is an impressive central reception hall, a share of freehold and an abundance of original features, character & charm!

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Sussex, TN40 1EW

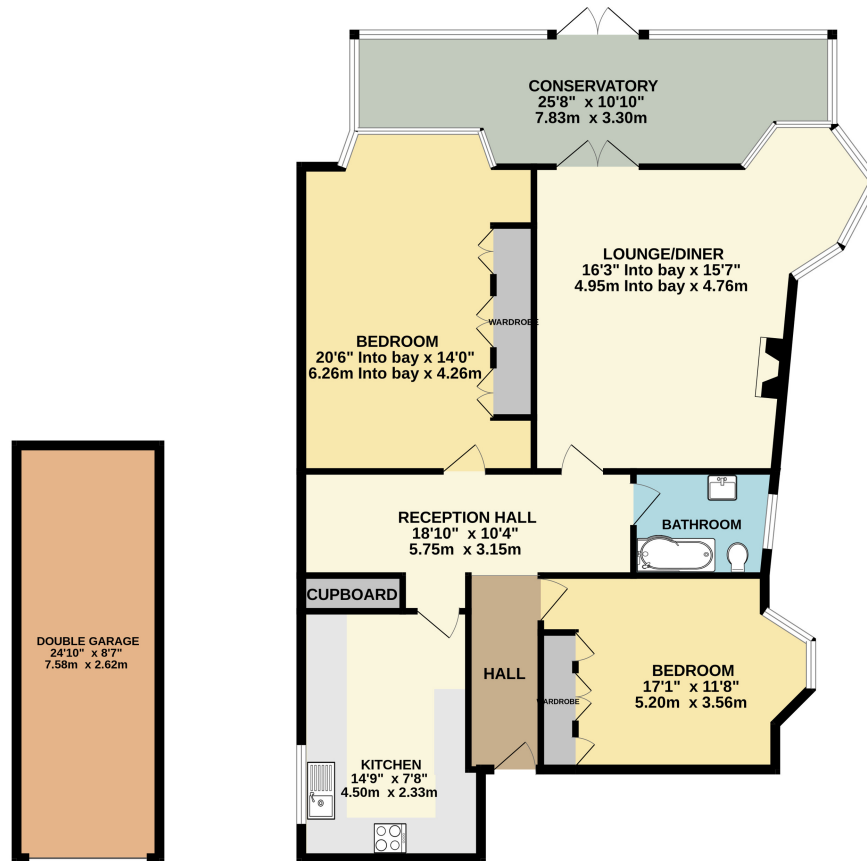
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Key Features:

- Substantial Ground Floor Apartment
- Private South Facing Garden & Double Garage
- Two Double Bedrooms With Fitted Wardrobes
- Adjacent To Seafront Promenades
- Share Of Freehold
- Full Of Character & Charm
- Modern Kitchen & Bathroom
- Two Reception Rooms

GROUND FLOOR
1570 sq.ft. (145.8 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.8 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

Located adjacent to the seafront promenade and a short distance from Bexhill Town Centre, where you can find an array of well regarded restaurants and shopping facilities. Bexhill mainline railway station is just 0.5 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Maintenance Information

Tenure - share of freehold
 Remaining lease term - in excess of 900 years
 Maintenance charge - £155 monthly with an additional £25 into the sinking fund
 Ground rent - N/A
 Restrictions - Pets and sub-letting are permitted.
 Holiday lets are not permitted,

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