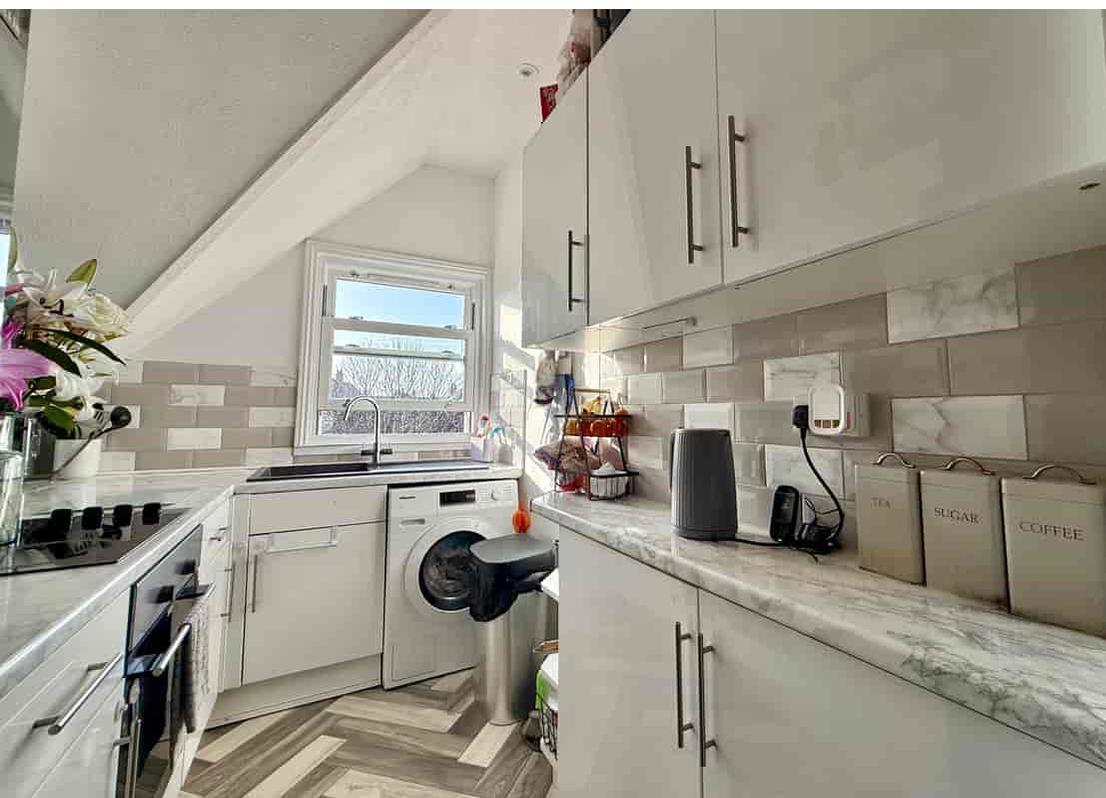




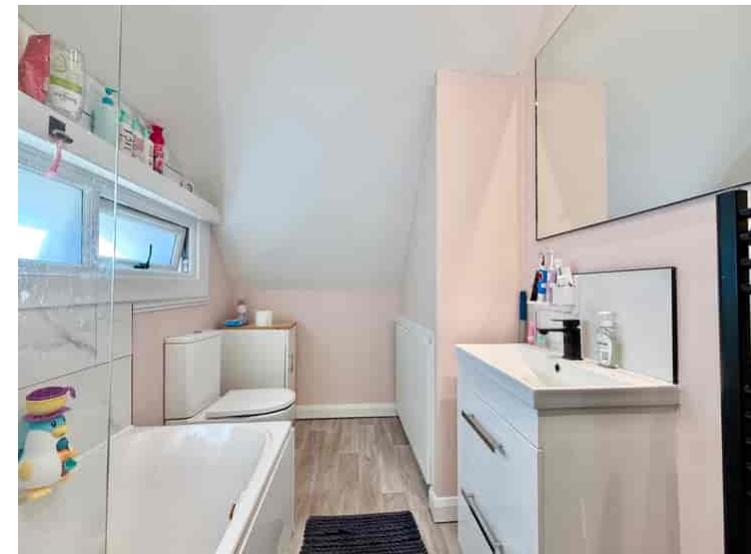
Flat 3,18 Albany Road, , Bexhill on Sea, East Sussex, TN40 1BZ

Spacious Top Floor Apartment Close To The Seafront £180,000 - Leasehold Share of Freehold

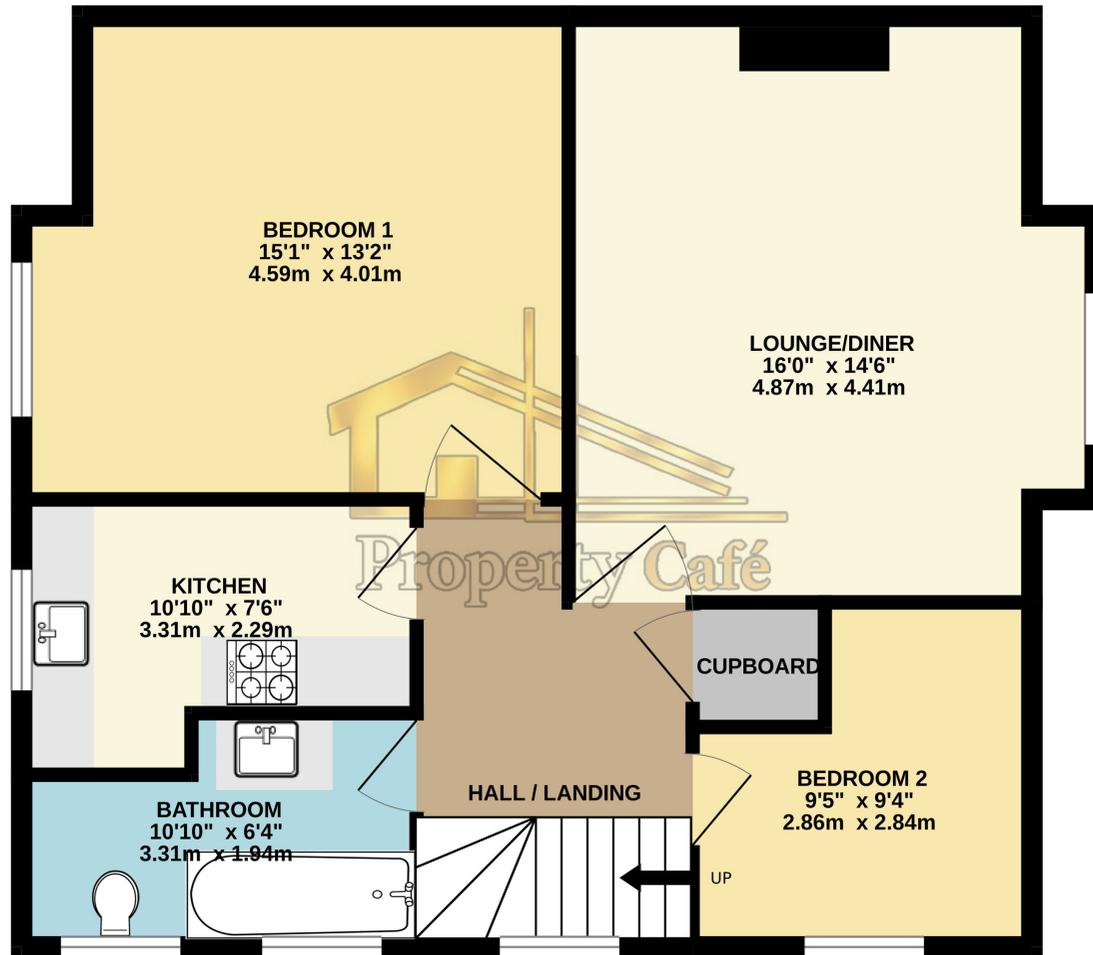




The Property Café is delighted to offer for sale this spacious Two Bedroom Top Floor Apartment being offered for sale with benefits & accommodation that includes: A secure communal entrance with carpeted stairs to the first floor & the apartments entrance with inner stairs that lead up to a spacious inner landing area with access to all rooms to include : A spacious lounge-diner, a good size master bedroom, second single bedroom, a modern fitted kitchen & bathroom. As you will note from the adjacent floor plan the apartment offers spacious rooms throughout with additional benefits include double glazing, gas central heating (Both replaced in 2021) fitted carpets, access to a good size loft space, neutral decoration throughout and a security entry phone system. The apartment has a long lease & is also sold with a Share Of The Freehold. To arrange a viewing please contact our Bexhill office on 01424 224488.



TOP FLOOR APARTMENT
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: None.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (55)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

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



The Property Cafe is delighted to offer for sale this TWO BEDROOM converted SECOND FLOOR FLAT which is situated within the heart of Bexhill town centre and within walking distance to all the shopping facilities, mainline railway station, beach and seafront. The property comprises two double bedrooms, a spacious living room, modern fitted kitchen and modern bathroom/WC. Further benefits include gas central heating and double glazed windows throughout. Internal viewings are highly recommended to fully appreciate all that this beautiful home has to offer.

Tenure: Original 999 Year Lease : Share Of Freehold : Service Charge 1/3rd Share As & When Required / Council Tax Band A (£1701.55)

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Spacious Top Floor Apartment
 - Spacious Lounge-Diner
 - A Two Bedroom Apartment
 - Open Stairs & Good Size Landing Area
 - Modern Fitted Kitchen & Bathroom
 - Access To Large Loft With Potential
 - Central Heating & Double Glazed
- (D.Glazing & Boiler Replaced in 2021)
 - Sought After Town Centre Location
 - Close To Seafront & Mainline Station
 - Long Lease & Share Of Freehold
 - Neutral Decoration Throughout
 - Ideal First Time Buy / Buy To Let
 - Call Our Bexhill Office 01424 224488.