




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£99,950

Bolebrooke Road, Bexhill On Sea TN40 1EN

 1 Bedroom

 1 Bathroom

 1 Reception



AT A GLANCE...

There are just over 150 yards between this apartment and Bexhill's iconic seafront promenades. This property is being offered for sale with no onward chain, a long lease term and accommodation that includes; A communal entrance hall with stairs to the second floor. The spacious reception room is open-plan with a kitchen area and distant sea views from the bay window. The kitchen has a small work area and plenty of space for a dining table and chairs. In addition, there is a large double bedroom and a bathroom suite.



Key Features:

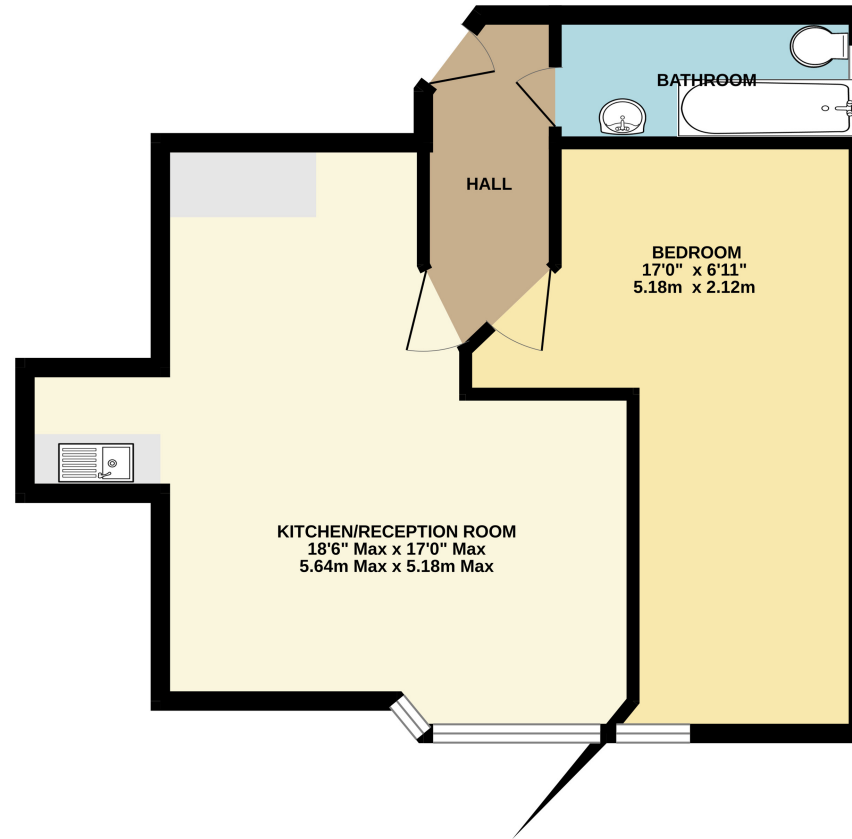
- Second Floor Apartment
- No Onward Chain
- Walking Distance To Town Centre & Railway Station
- One Double Bedroom
- Just Over 150 Yards To The Seafront Promenades
- Double Glazing

Flat 2D, 9 Bolebrooke Road, Bexhill On Sea,
East Sussex, TN40 1EN

 1 Bedroom  1 Bathroom  1 Reception


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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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		59
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The apartment is located just over 150 yards to the seafront promenades, within walking distance to Bexhill Town Centre and the mainline railway station, offering direct & regular routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Maintenance Information

Tenure - Leasehold
 Lease Term - 999 years 24/06/1978
 Maintenance Charge - TBC
 Ground Rent - TBC

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