



3 Rayford Court, Buckhurst Road,  
Bexhill-on-Sea, East Sussex TN40 1QE





## PROPERTY DESCRIPTION

Rayford Court is situated a short distance from Bexhill Town Centre, Seafront and railway station. The property has lift access from the ground floor car park to all floors as well as entrance steps to the side. The apartment is on the raised ground floor level and benefits from having modern fitted kitchen, modern fitted shower with WC, further modern fitted separate WC, double glazing, gas boiler and radiators, garage. To be sold with Vacant possession. EPC - C.

## FEATURES

- Sought After Block
- Passenger Lift From The Garages To All floors
- 2 Bedrooms
- Private Patio
- Refitted Kitchen
- Refitted Shower Room with W/C
- Refitted Separate W/C
- Gas Boiler and Radiators
- Council Tax Band - D
- Share Of Freehold





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Passenger lift or stairs leading to the raised ground floor entrance hall with entry phone system, private front door with security spy hole leading to large L shaped private entrance hall.

### Private Entrance Hall

With radiator, storage cupboard, central heating thermostat, entry phone handset.

### Living Room

16' 3" x 13' 0" (4.95m x 3.96m) Having large double glazed patio doors giving access to private patio area, television point, radiators, feature wooden fire surround with fitted coal effect electric fire, further double glazed window overlooking the rear gardens.

### Kitchen

13' 0" x 6' 10" (3.96m x 2.08m) One and a half bowl stainless steel sink unit with mixer tap and cupboards under, wall mounted gas boiler, range of working surfaces with cupboards and drawers under with matching wall mounted cupboards over, space for washing machine and gas or electric cooker, built in fridge freezer, tiled walls, spotlights, radiator.

### Bedroom 1

10' 6" to the front of wardrobes x 9' 7" (3.20m x 2.92m) Currently used as a dining room/2nd reception room with double glazed window, radiator, fitted wardrobe/storage cupboard.

### Bedroom 2

10' 6" to the front of wardrobe x 7' 2" (3.20m x 2.18m) Double glazed window, radiator, double built in wardrobe.

### Shower Room

Having large corner walk in shower unit with chrome fitment and glass screens, wash hand basin with mixer tap and storage cupboard under, low-level WC, storage units, heated towel rail, tiled walls, extractor fan, spotlight.

### Separate WC

Low level WC, wash hand basin with mixer tap, storage cupboard under, extractor fan, spotlight.

### Outside

The property benefits from the use of a patio area, there are other areas of communal garden.

### Garage

Located en-bloc.

### NB

We have verbally been advised that there is a 999 year lease, a share of the freehold and the current maintenance is £2400 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

