



241 London Road, Bexhill-on-Sea, East  
Sussex TN39 4AH



## PROPERTY DESCRIPTION

A good size two bedroom second floor flat with its own private entrance situated approximately a mile from the town centre, mainline railway station & seafront. The property has accommodation comprising; bay fronted lounge, kitchen/dining room, two double bedrooms, bathroom, separate WC and a storage room/study. Outside to the rear there is an area of PRIVATE GARDEN. EPC - TBC.

## FEATURES

- Two Bedroom Second Floor Flat
- Bay Fronted Lounge
- Bathroom & Separate WC
- Kitchen/Dining Room
- Private Area Of Garden To The Rear
- Private Entrance
- Approximately A Mile To The Seafront, Railway Station & Town Centre
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Entrance

Private entrance door, stairs rising to the landing.

### Landing

Glazed window to the front, picture rail, dado rail, radiator.

### Lounge

15' 0" into bay x 11' 4" (4.57m into bay x 3.45m) Double glazed bay window to the front, radiator.

### Kitchen

12' 3" x 11' 4" (3.73m x 3.45m) Two double glazed windows to the rear, wall mounted gas fired boiler, a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker, a range of matching wall and base cupboards with drawers, space for table, radiator.

### Bedroom One

15' 0" into bay x 11' 11" (4.57m into bay x 3.63m) Double glazed bay window to the front, picture rail, radiator, decorative fireplace.

### Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m) Glazed window to the rear, radiator, decorative fireplace.

### Bathroom

Glazed window to the rear, picture rail, pedestal wash hand basin, panelled bath with mixer tap and handheld attachment, radiator.

### WC

Glazed window to the rear, low level WC, radiator.

### Outside

There is an area of private garden to the rear, accessed via gate and screened with fencing.

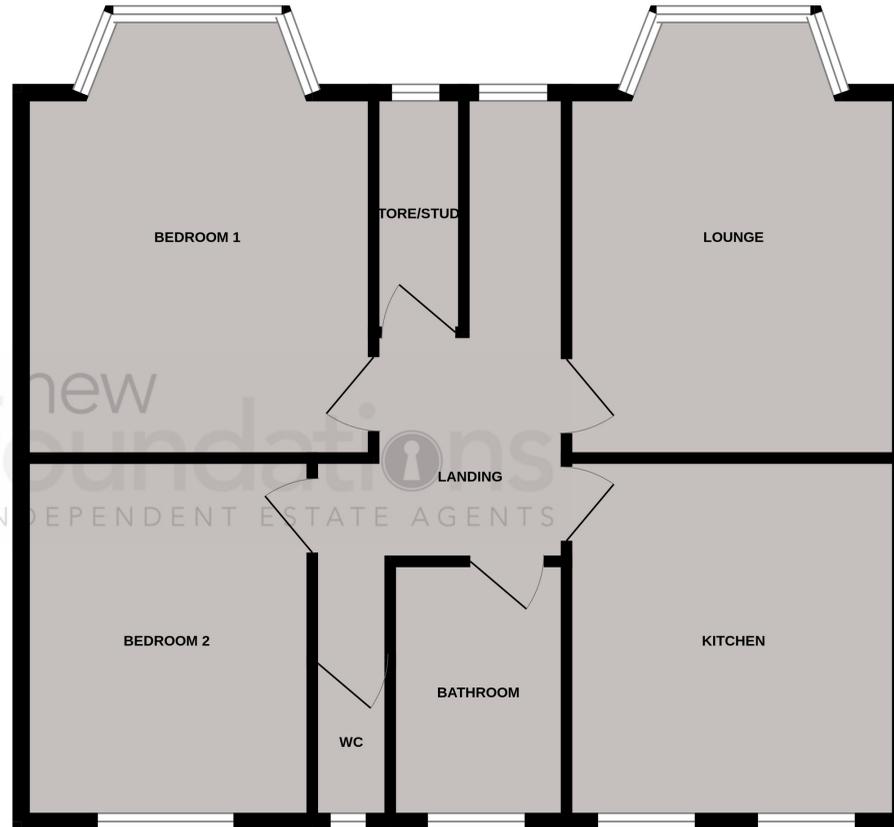
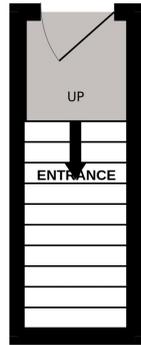
### NB

We have been advised of the following  
Share of freehold

111 year lease

Maintenance & buildings insurance as and when split three ways

# FLOORPLAN



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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