



**BEXHILL** **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£175,000

65 Bishop Gardens Rotherfield Avenue, Bexhill-on-Sea,  
East Sussex TN40 1SY  
 2 Bedroom  1 Bathroom  1 Reception



## AT A GLANCE...

This bright and airy first-floor apartment boasts a west-facing balcony with distant sea views and is offered with no onward chain.

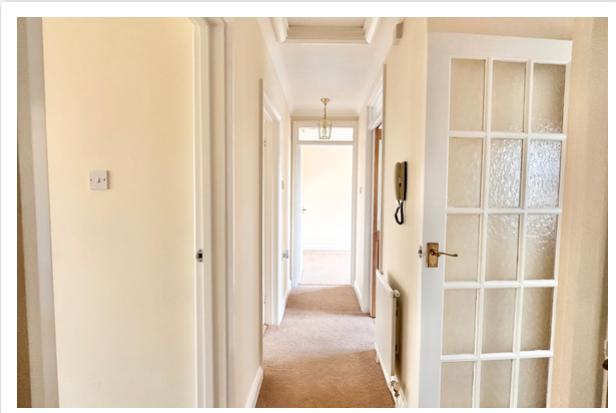
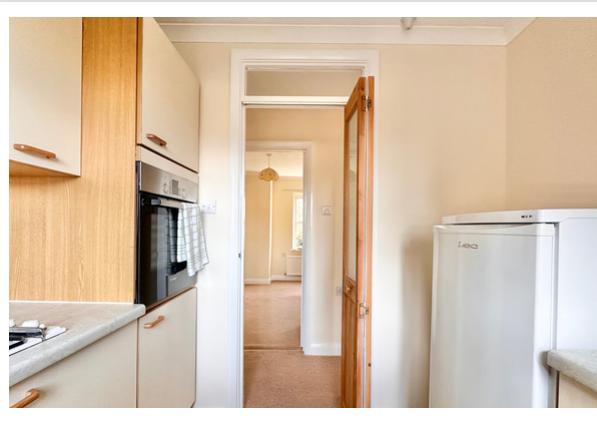
Situated within a modern retirement complex for the over 55s, the property is just a short walk from the train station, the iconic seafront promenade, and the amenities of the town centre. The accommodation comprises: A well-maintained communal entrance with stairs leading to the first floor. A welcoming entrance hall leading to a generous lounge/diner, complete with a feature fireplace and ample space for both living and dining furniture. A fitted kitchen with matching wall and base units, integrated oven and hob, and space for additional appliances.

The apartment has two comfortable bedrooms, with the main bedroom featuring built-in wardrobes and twin doors opening onto the west-facing balcony to enjoy the distant sea views. Additionally, there is a fitted shower room and loft space.

This apartment offers an ideal combination of comfort, convenience, and stunning views. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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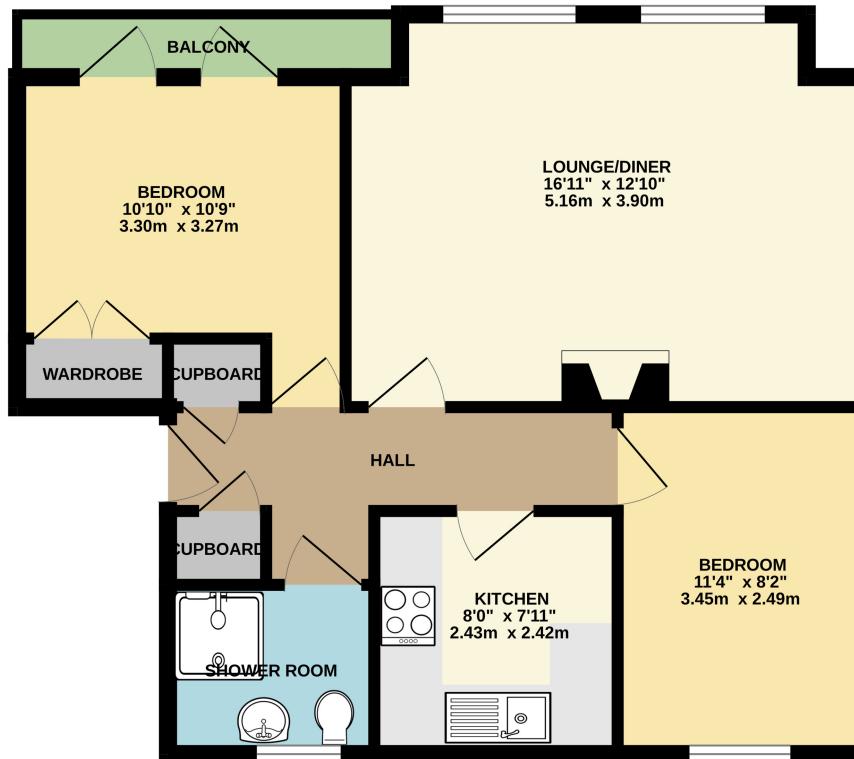
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### Key Features:

- Well Located Retirement Complex For The Over 55's
- Two Bedrooms
- No Onward Chain
- First Floor Apartment
- West Facing Balcony With Distant Sea Views
- Gas Central Heating & Double Glazing

**FIRST FLOOR**  
576 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq ft (53.6 sq m) approx

**TOTAL FLOOR AREA:** 5/6 sq.ft. (53.6 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.



#### Lease & Maintenance Information

Tenure - Leasehold

Remaining lease term - Approximately 60 years remaining

Maintenance charge - Approximately £4000 per annum

Permission for pets must be sought.

#### Location

The property is conveniently located a short walk from the iconic Bexhill seafront promenade and the town centre, where a selection of day-to-day shops and a Sainsbury's supermarket can be found. Local bus routes are easily accessible, and Bexhill mainline railway station is very close by, offering regular services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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