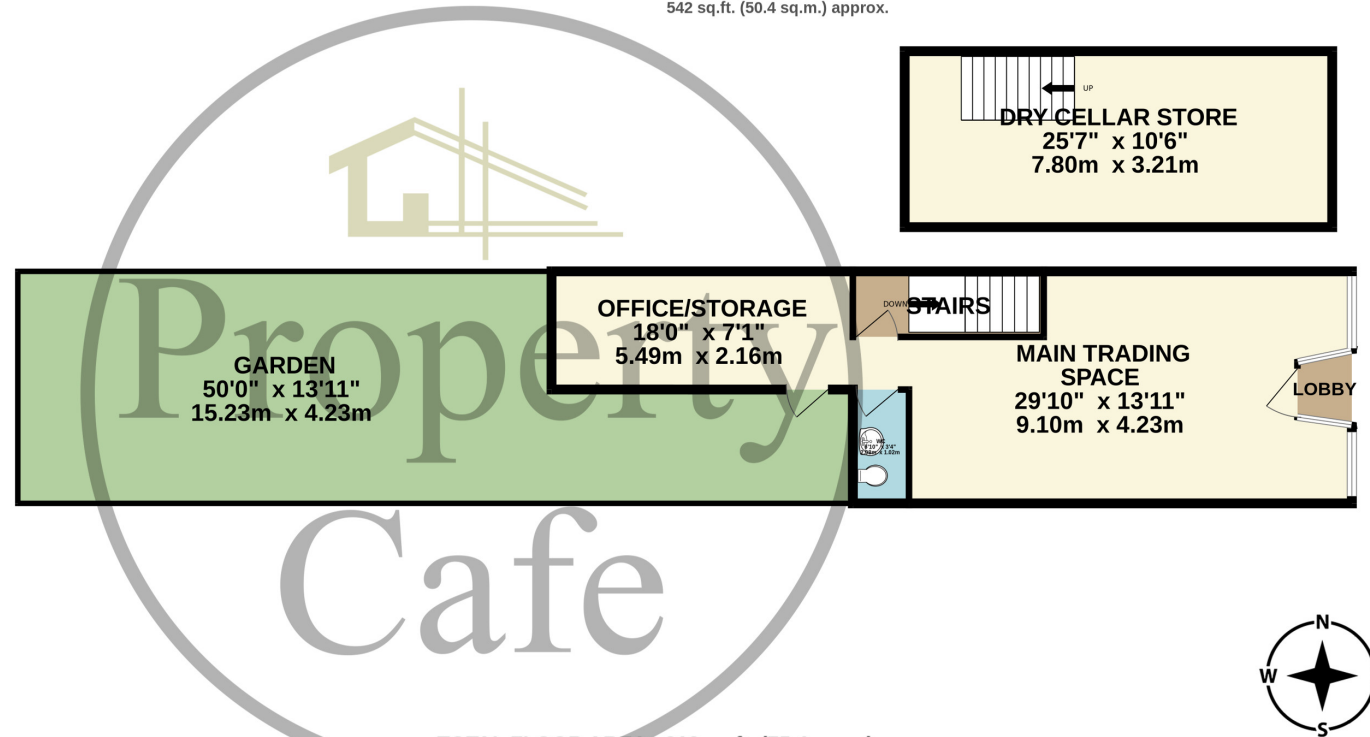




54 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JE  
Spacious & Fully Refurbished Shop & Freehold £120,000

BASEMENT  
270 sq.ft. (25.1 sq.m.) approx.

GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



**TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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Freehold Shop : Offered For Sale : A fully refurbished double fronted shop premises with good size trading space, storage/office space to the rear, useful refurbished dry cellar/storage area, modern W.C./Cloakroom and to the rear of the shop there is good size an area of garden with rear pedestrian access. The premises has a modern intruder alarm system and as the adjacent photos and floor plan will illustrate the shop offers a good size trading space, double fronted double glazed display windows and has been fully refurbished throughout. Offered for sale Freehold. For additional information or to arrange to view please contact the selling agents on 01424 224488.



The Shop located in the heart of Bexhill Town Centre which is a busy seaside town that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find an excellent array of shops and general facilities that will draw the public into the town. There are many independently owned businesses that have been in existence for many years but of course there are also some excellent main shopping facilities. Clients will also find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London. All the benefits listed will help draw clients into the town & will assist you finding clients.

- A Refurbished Freehold Shop For Sale
  - Good Size Trading Area
  - Fully Refurbished Throughout
  - Good Size Dry Storage Cellar
    - Rear Garden Area
  - Refurbished Double Fronted Shop

- W.C Cloakroom
- Shop 'Ready To Trade' Condition
- Security Intruder Alarm System
- Available To Trade Immediately
- Located In Bexhill Town Centre
  - Being Sold As Freehold