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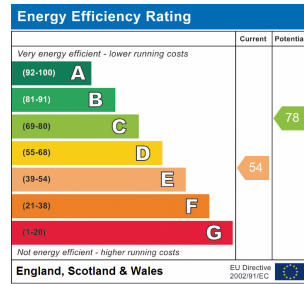
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3a Albert Road, Bexhill-on-Sea, East Sussex TN40 1DG

£235,000 leasehold

A generous first and second floor maisonette apartment within this attractive converted period building providing versatile accommodation with up to four bedrooms. Located close to the Town Centre and within a short walk of the seafront. New 145 year Lease and available Chain Free.

Spacious Maisonette
Chain Free

145 Year Lease
Gas Central Heating

4 Bedrooms
Close to Town Centre, Station and Seafront

Period Features
New Floor Coverings



Description

This first and second floor maisonette flat has a newly extended lease of 145 years and viewing is essential to appreciate the generous accommodation that is set out over two floors. Retaining some attractive period features, the property retains the original staircase and sash windows.

The accommodation is adaptable and provides a reception room and four bedrooms, one of which could also be used as a reception room. There is gas central heating and some of the electrics have recently been upgraded with a new fuse board. The whole building has recently undergone thorough external refurbishment which should ensure minimal service charge costs for many years to come.

Conveniently located within just a short walk of both the Town Centre and seafront, the property is situated in a favoured part of town close to the station, town centre and seafront. Available Chain Free.

Directions

Travelling towards Bexhill on the A259, turn left at the crossroads into Dorset Road and then left onto Sea Road. Continue down towards the seafront and turn right onto Marina. Take the 4th right into Albert Road where the property will be found towards the top of the road on the right hand side.

What3Words: ///alert.gloves.secure

THE ACCOMMODATION

With approximate dimensions is approached via

COMMUNAL ENTRANCE HALL

With private entrance door with staircase rising to the first and second floors.



BEDROOM

10' 10" x 10' 9" (3.30m x 3.28m) Window to rear.

SHOWER ROOM

7' 8" x 7' 2" (2.34m x 2.18m) Obscured window to rear, fitted with a large tile enclosed shower with glazed screen, wash hand basin, low level wc, heated towel rail.

KITCHEN

11' 8" x 8' 6" (3.56m x 2.59m) With window to rear, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fitted oven and space for fridge/freezer. There is an area of working surface incorporating a stainless steel sink with mixer tap and drainer and a four burner gas hob with extractor fan above. Wall mounted gas fired boiler.

BEDROOM/DINING ROOM

14' 3" x 11' 8" (4.34m x 3.56m) With two sash windows to front.



BOX ROOM

6' 3" x 6' 0" (1.91m x 1.83m) With window to front.

LIVING ROOM

15' 3" max into bay window x 11' 0" (4.65m x 3.35m) An attractive bay fronted room.



HALF LANDING

CLOAKROOM

Obscured window to rear fitted with a wash hand basin and low level wc.

MAIN LANDING

With eaves storage.

BEDROOM

11' 6" x 11' 0" (3.51m x 3.35m) Window to side.

BEDROOM

11' 8" x 11' 4" (3.56m x 3.45m) Dormer window to front with eaves storage space.

LEASE DETAILS

Extended Lease: 145 years remaining
Maintenance: 50% of outgoings
Insurance: £318 September 2022

COUNCIL TAX

Rother District Council
Band B £1800.50 (2023/24)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.