

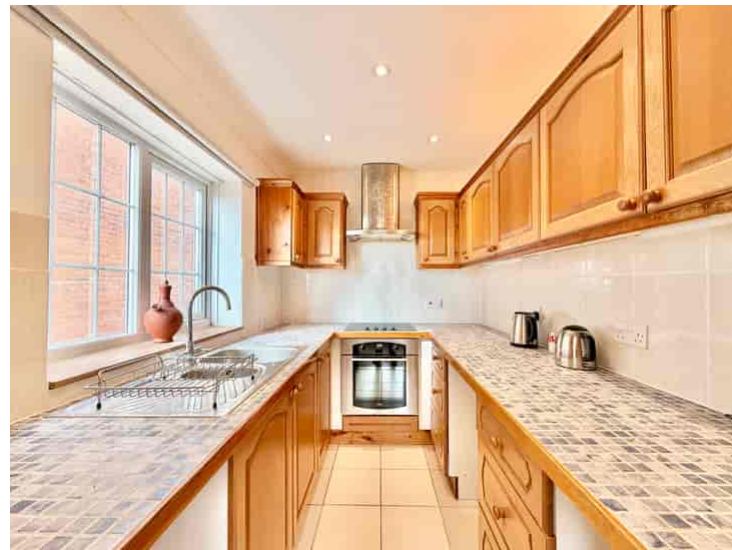


Flat 3 Garden Close, Bexhill-on-Sea, East Sussex, TN40 1RZ
Immaculate Two Bedroom First Floor Apartment Close To Town & Seafront £210,000 - Leasehold



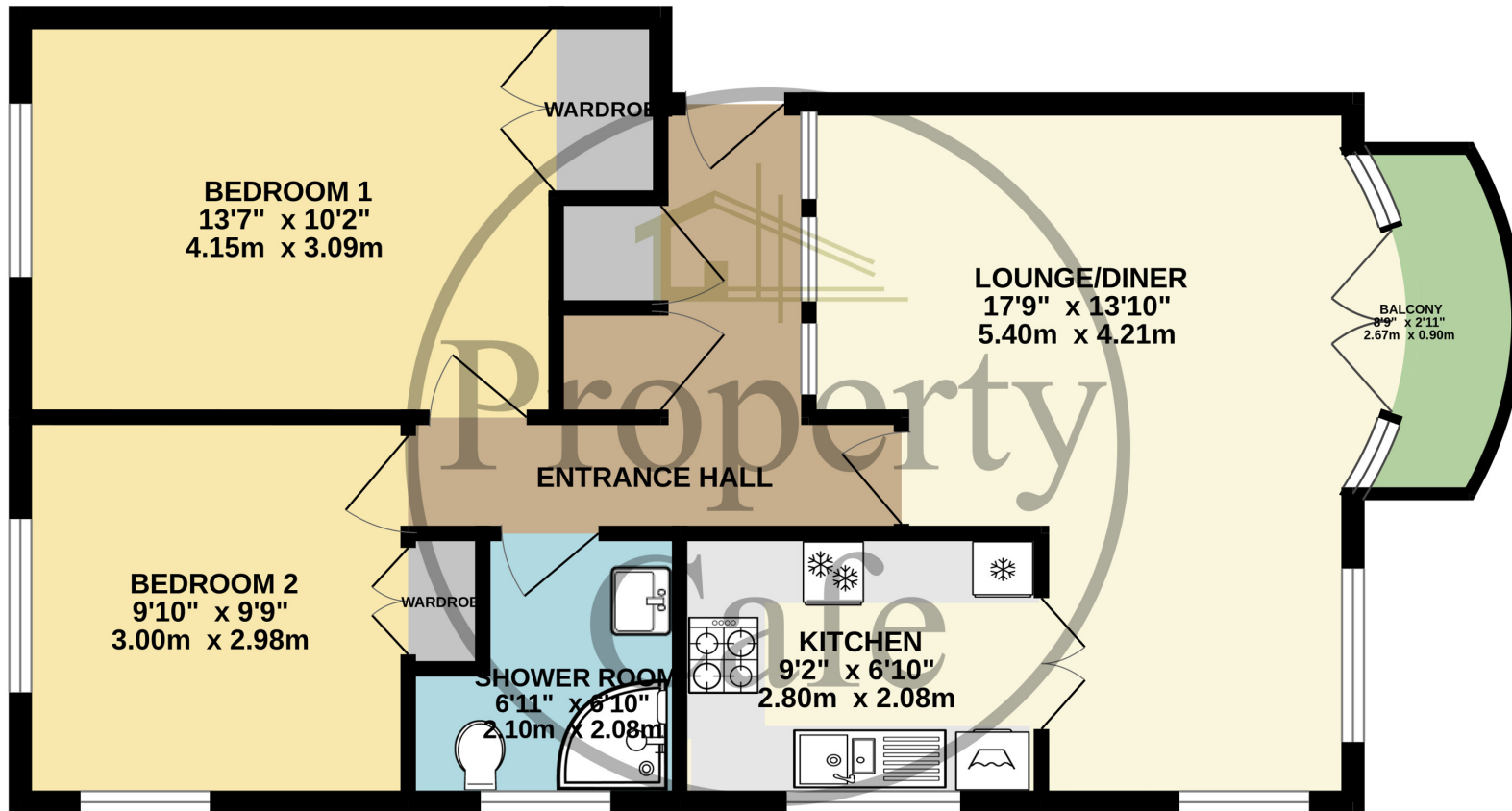


The Property Café is delighted to offer for sale this spacious and bright two bedroom first floor purpose built apartment that offers accommodation and benefits that include. A pleasant inner hallway with ample storage and access through to: A lovely spacious 'L' shaped lounge-diner offering ample space to relax and entertain with patio doors leading out to a balcony area with pleasant views towards the church, town centre itself and down towards the seafront. As you may note from the adjacent floor plan the apartment offers well proportioned rooms throughout to include: Two good size double bedrooms, a modern shower room and galley style kitchen with scope & potential. The apartment is well presented & offered for sale in a neutral colour scheme and whilst offers some potential is good condition throughout. To the front there is a pretty area of communal garden with central lawn and various plants, shrubs and central lawn. To the rear you will find a single garage en-bloc. The apartment is offered for sale with a long lease (approx. 950 years), a SHARE OF FREEHOLD and NO CHAIN. your earliest internal viewing is highly recommended. Please contact our sales team on (01424) 224488.



FIRST FLOOR APARTMENT

651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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Bedrooms: 2
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: None.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(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 	



The Property Café is delighted to offer for sale this Spacious & Bright First Floor Two Bedroom Purpose Built Apartment situated in a highly sought-after town centre location. Benefits and accommodation include. A pleasant and bright entrance hall, spacious & bright East facing lounge diner with balcony, lovely open views across the town, two good size double bedrooms, a modern shower and galley style kitchen, single garage to rear, long lease and SHARE OF FREEHOLD. The apartment is offered for sale with No Chain & your earliest viewing is highly recommended. Contact our Bexhill Office on (01424) 224488.





Tenure : Leasehold (Share Of Freehold) Service charge (Shared Costs On as & when required) : The property is situated in the heart of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents.

Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will 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 Bexhill Mainline station provides excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious and bright accommodation throughout
 - Modern Two bedroom first floor apartment
 - Fitted kitchen and shower room
 - Spacious and bright L shaped lounge diner
 - Two good size double bedrooms
 - Lounge-diner with East facing balcony
 - Pleasant entrance hall with ample storage
 - Well presented in a neutral colour scheme
- Close to all amenities and seafront
 - 960 year lease and share a freehold
 - Situated in a sought-after town centre location
 - Single garage en-bloc to the rear
 - Offered for sale with no onward chain
 - Ideal for Bexhill station and town centre
 - Internal viewing highly recommended