



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£169,950**

Flat 1, 8-12 St Margarets Court, St Leonards Road,  
Bexhill-on-Sea, East Sussex TN40 1HN

2 Bedroom

1 Bathroom

1 Reception



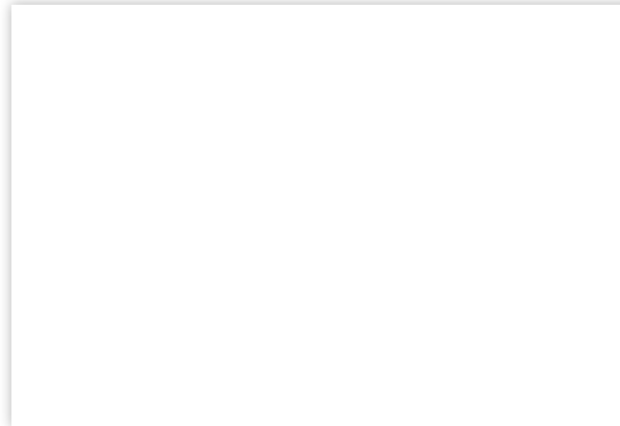


## AT A GLANCE...

This first floor apartment is ideally located in the heart of Bexhill town centre and a short stroll from the train station and iconic seafront promenade. The property offers spacious split-level accommodation which includes; A communal entrance hall with stairs to the first floor. There is ample space for both living room and dining room furniture in the spacious lounge/dining room. The fitted kitchen has matching wall and base units with an integrated oven & hob, and space for appliances. Additionally, there are two double bedrooms and a bathroom suite. Furthermore, the property has electric heating and double glazing throughout. A viewing is highly recommended to fully appreciate the space this apartment offers and its location!

Road, Bexhill-on-Sea, East Sussex, TN40 1HN

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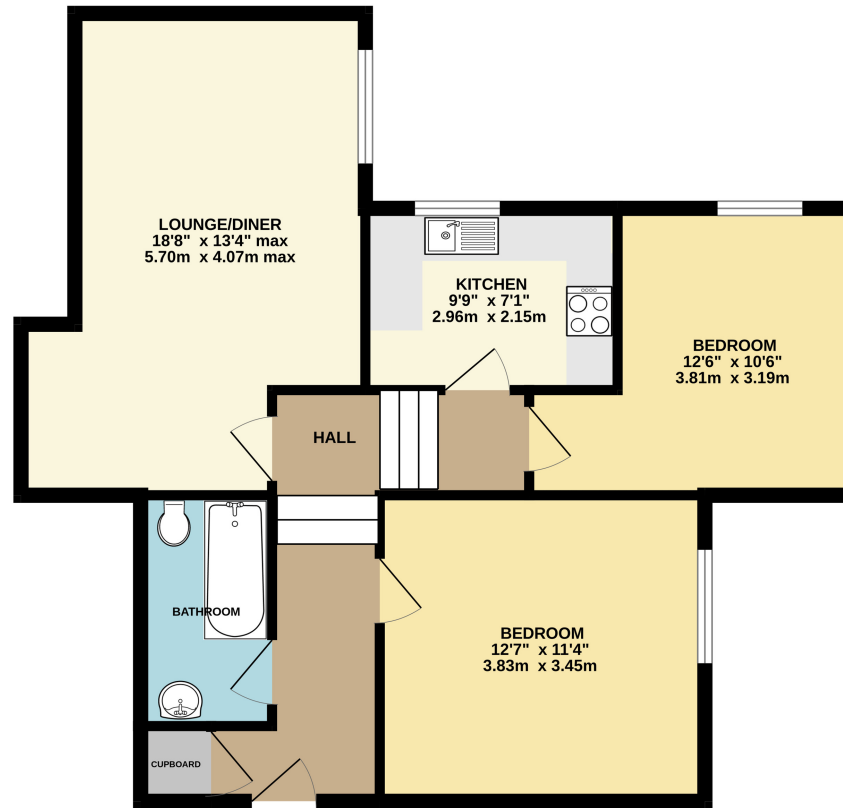


### Key Features:

- First Floor Apartment
- Town Centre Location
- Split Level Arrangement
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Fixtures & Fittings



GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.4 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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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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Location

The apartment is located in Bexhill town centre, just over 200 yards from the iconic seafront promenade. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is within walking distance and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

### Lease & Maintenance Information

Tenure - Leasehold  
 Lease term - We have been advised that the lease is 125 years from 14th November 2006.  
 Ground rent - £75 every 6 months  
 Maintenance charge - APPROX £1300 every 6 months.  
 TBC

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