



Flat 1 Brassey Road, Bexhill-on-Sea, East Sussex, TN40 1LD

A Unique & Immaculate One Bedroom Apartment With Parking & Spectacular Period Features - Offers In Excess Of £299,950 - Share of Freehold







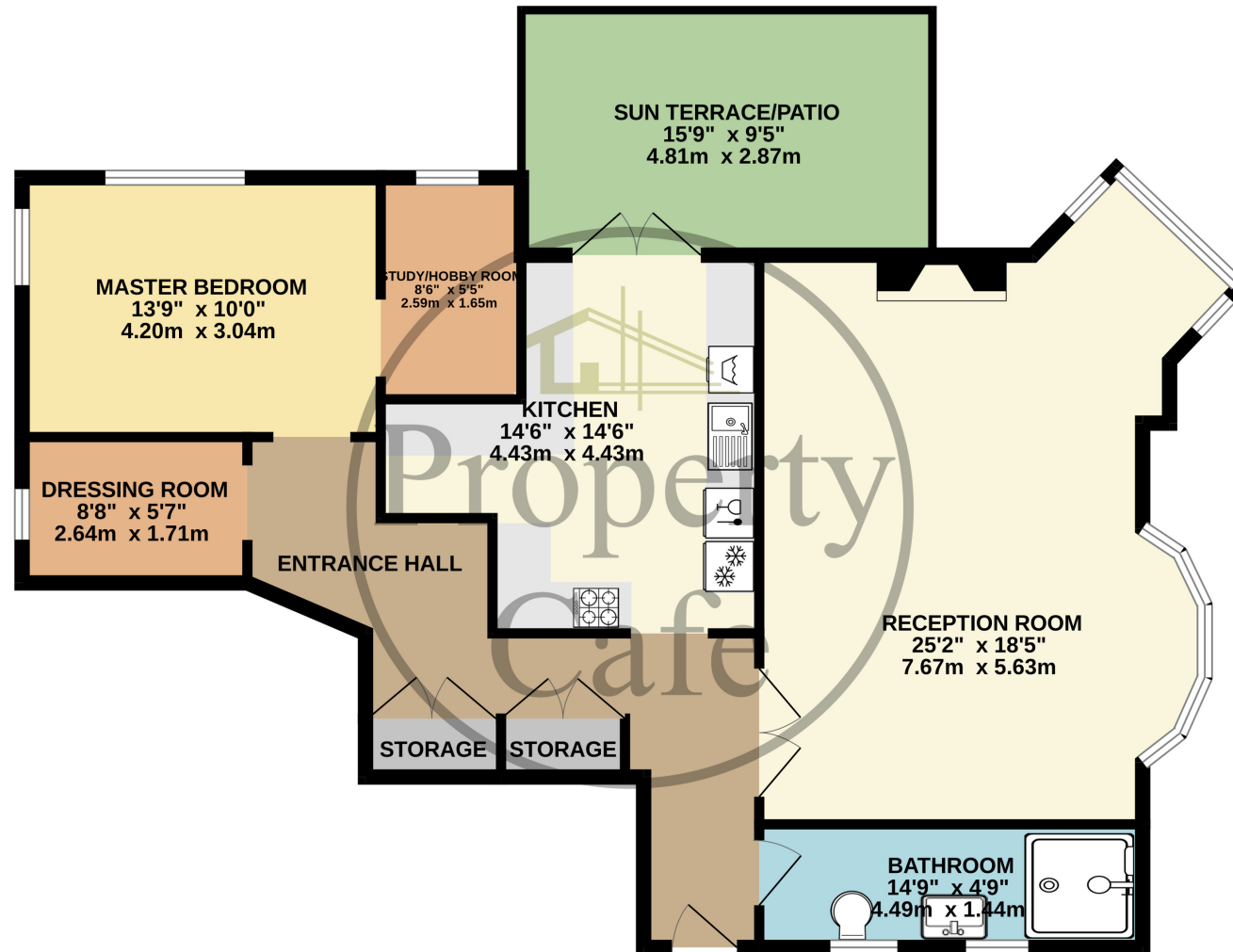


Property Cafe are delighted to present to the market this spectacular one bedroom, ground floor apartment with a private sun terrace and off-road parking for sale. Accommodation and benefits include; It's own private entrance with a grand front door; Generous entrance hall giving access to all main rooms; A breathtaking reception room, vast in size and flooded with period features including bay windows, fire place and intricate cornicing; Modern fitted kitchen offering ample cupboard & worktop space in addition to an array of integrated appliances including fridge/freezer, oven, hob, washing machine & dishwasher; Stunning dual aspect master bedroom with an exposed brick wall and separate dressing room; A separate hobby room/study great for those looking for extra space; Modern fitted shower room with detailed stain glass windows, consisting of a large walk-in shower cubicle, wash basin and WC. Externally the apartment boasts a south facing private sun terrace, allocated parking space and a secure communal cellar offering fantastic additional storage. The property is offered for sale in immaculate condition throughout having been tastefully decorated & dressed, gas central heated, flooded with period features, ample storage and with a share of the freehold. We recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - 931 years \* Service charge - £1500 Per annum \* Ground rent - N/A.



**GROUND FLOOR**  
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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**Bedrooms:** 1  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**Annual Service Charge:** 1500  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** Cable.  
**Accessibility Types:** Lateral living. Level access shower. Wide doorways.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.







The property is situated within very close proximity to both Bexhill's manicured seafront and town centre. Bexhill offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Spectacular One Bedroom Ground Floor Apartment
    - Private Sun Terrace/Patio
  - Share Of Freehold & Reasonable Service Charges
    - Own Private Front Door
  - Stunning Period Features & High Ceilings
- Allocated Off-Road Parking Space
    - Walk-in Dressing Area
    - Additional Hobby Room
  - Sought After Location Close To Both Seafront & Town Centre
    - Communal Cellar Offering Great Additional Storage