



4 Clifford Court, Clifford Road, Bexhill-  
on-Sea, East Sussex TN40 1QQ





## PROPERTY DESCRIPTION

CHAIN FREE. A very well presented and spacious two bedroom first floor (with lift) purpose built flat ideally located in a central location with Bexhill town centre & train station almost on your doorstep and the beach a short walk away. The internal accommodation is virtually turnkey and comprises; communal entrance hall with stairs and lift rising to the first floor, private entrance hall, lounge with sliding doors leading to the private balcony, superb re-fitted kitchen, two double bedrooms and a magnificent bath/shower room. Further benefits include gas fired central heating, a long lease and a garage located to the rear. To be sold with VACANT POSSESSION. EPC - C.

## FEATURES

- Two Bedroom First Floor Apartment
- Centrally Located Purpose Built Block
- Lift Access
- Wonderful Condition Throughout
- Re-Fitted & Modern Kitchen & Bath/Shower Room
- Private West Facing Balcony
- Garage To The Rear
- Vacant Possession
- Chain Free
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via communal front door, entry-phone system, stairs and lift rising to the first floor.

### Private Entrance Hall

Accessed via private front door, entry-phone handset, radiator, storage cupboard.

### Lounge

16' 10" x 12' 11" (5.13m x 3.94m) Double glazed sliding doors to the front leading to the balcony, three wall light points, radiator.

### Kitchen

12' 11" x 9' 8" (3.94m x 2.95m) Double glazed window to the front, a re-fitted and modern kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset five ring gas hob with extractor fan over, built-in eye level double oven and grill, a range of matching wall and base cupboard with soft close fitted drawers, space for various under-counter appliances.

### Bedroom One

13' 11" x 10' 7" (4.24m x 3.23m) Double glazed window to the rear, built-in wardrobe, radiator.



### Bedroom Two

11' 10" x 9' 5" (3.61m x 2.87m) Double glazed window to the rear, two built-in wardrobes, radiator.

### Bath/Shower Room

9' 5" x 5' 9" (2.87m x 1.75m) Double glazed frosted glass window to the rear, a re-fitted and matching modern four piece suite comprising; panelled bath with mixer tap and handheld attachment, independent shower cubicle with shower over, pedestal wash hand basin, low level WC, chrome heated ladder style towel rail, cupboard housing gas fired boiler.

### Garage

Located to the rear in a block.

### NB

We have been advised of the following Service Charge - £2916.48 which also included contribution towards the reserve fund

Ground Rent - 5p per annum

Lease - 999 years from 1974

FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	83
(81-91)	B		
(69-80)	C		
(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	

