



17 St James Heights Paradise Walk, Bexhill-on-Sea, East Sussex, TN40 2LG

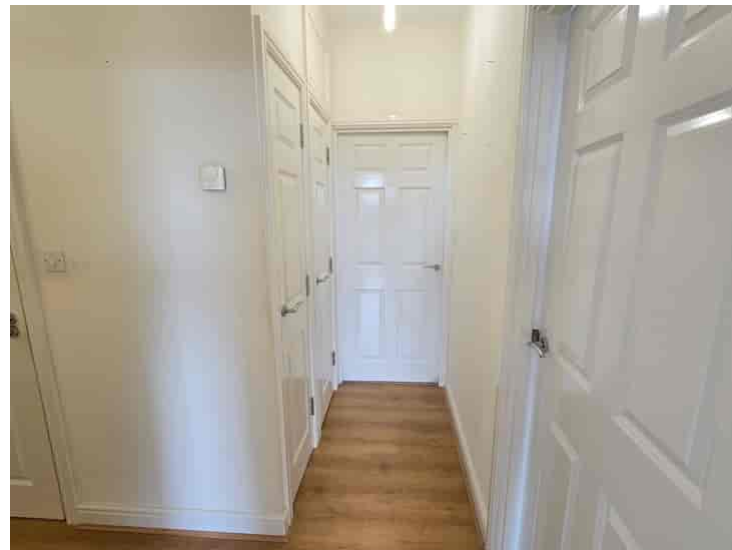
A Spacious Two Bed Third Floor Apartment With Private Balcony Offering Stunning Views £214,000 - Leasehold



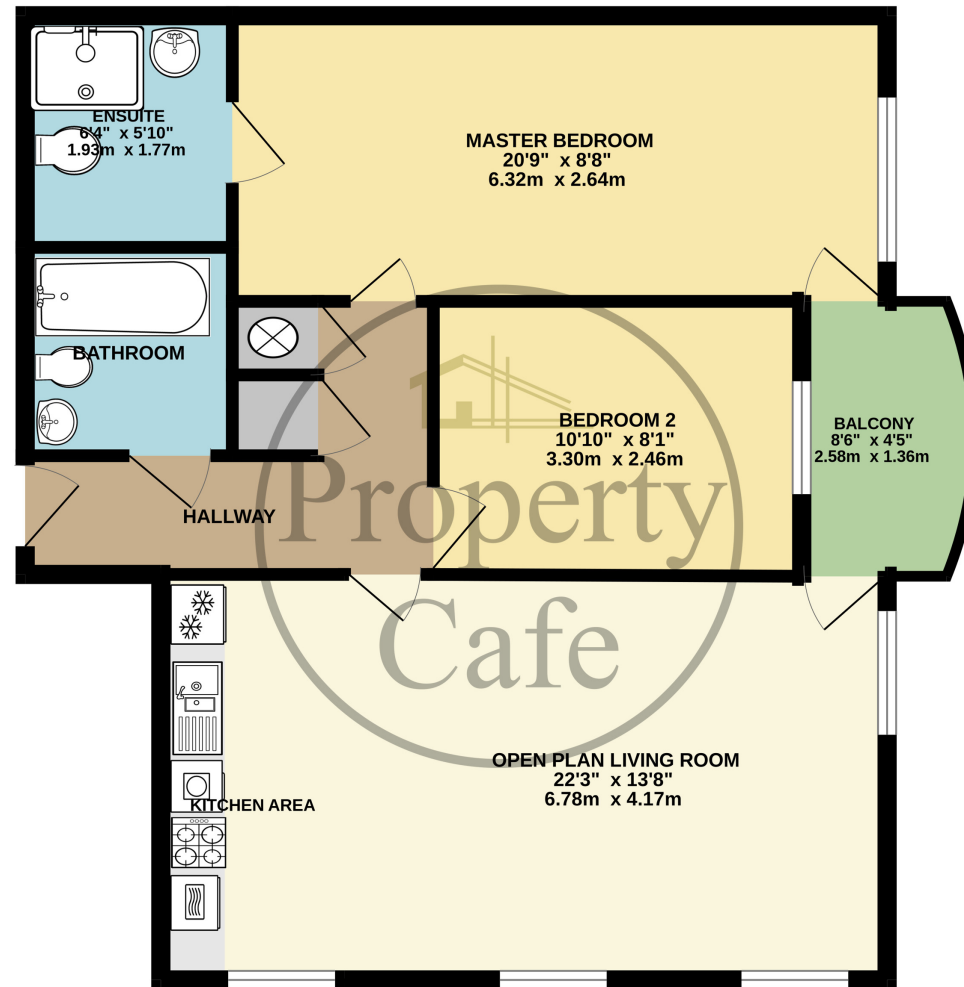




A Spacious Third Floor Purpose Built Apartment With Stunning Views \* Two Good Size Bedrooms \* Master Bedroom With En-Suite \* Sought After Location & Development \* Good Size Dual Aspect Lounge-Diner \* Private Balcony With Stunning Views \* Modern Open Plan Style Kitchen \* Built in Appliances to Inc: Oven-Hob-Extractor & Built in Fridge-Freezer \* Good Size Master Bedroom with Modern en-suite \* Security Video Entry Phone \* Electric Under Floor Heating \* Lift Access To All Floors \* Immaculate Communal Halls \* Long Lease & Low Outgoings \* Allocated Parking Space \* Being Sold With No Chain \* Viewing Highly Recommended \* Offered For Sale With No Onward Chain \* For Additional Information Please Contact Our Call Our Bexhill Team On 01424 224488.



# THIRD 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** Allocated.  
**Heating Sources:** Electric. Under Floor.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (82)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** None.  
**Accessibility Types:** Level access. Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	82	82
A		
(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





A Spacious Third Floor Purpose Built Apartment With Stunning Views \* Two Good Size Bedrooms \* Master Bedroom With En-Suite \*

Sought After Location & Development \* Good Size Dual Aspect Lounge-Diner \* Private Balcony With Stunning Views \* Modern  
 Open Plan Style Kitchen \* Built in Appliances to Inc: Oven-Hob-Extractor & Built in Fridge-Freezer \* Good Size Master Bedroom  
 with Modern en-suite \* Security Video Entry Phone \* Electric Under Floor Heating \* Lift Access To All Floors \* Immaculate  
 Communal Halls \* Long Lease & Low Outgoings \* Allocated Parking Space \* Being Sold With No Chain \* Viewing Highly  
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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.

- A Spacious Third Floor Apartment
- Dual Aspect Open Plan Lounge-Diner
- Modern Open Plan Kitchen With Built In Appliances
- Master Bed With En-Suite Shower Room
- Private Balcony (Access From Lounge & Master Bed)
- Stunning Far Reaching Views & Sea Glimpses
  - Modern Bathroom & En-Suite
  - Neutral Decor With Additional Scope

- Lift Access To All Floors
- Allocated Off Road Parking Space
- Efficient Electric Under Floor Heating
  - Sought After & Quiet Location
- Private Balcony With Amazing Views
  - Offered For Sale With No Chain
- Call Our Bexhill Team On 01424 224488