



51 Cornwall Road, Bexhill-on-Sea, East Sussex, TN39 3JN  
£250,000 - Freehold



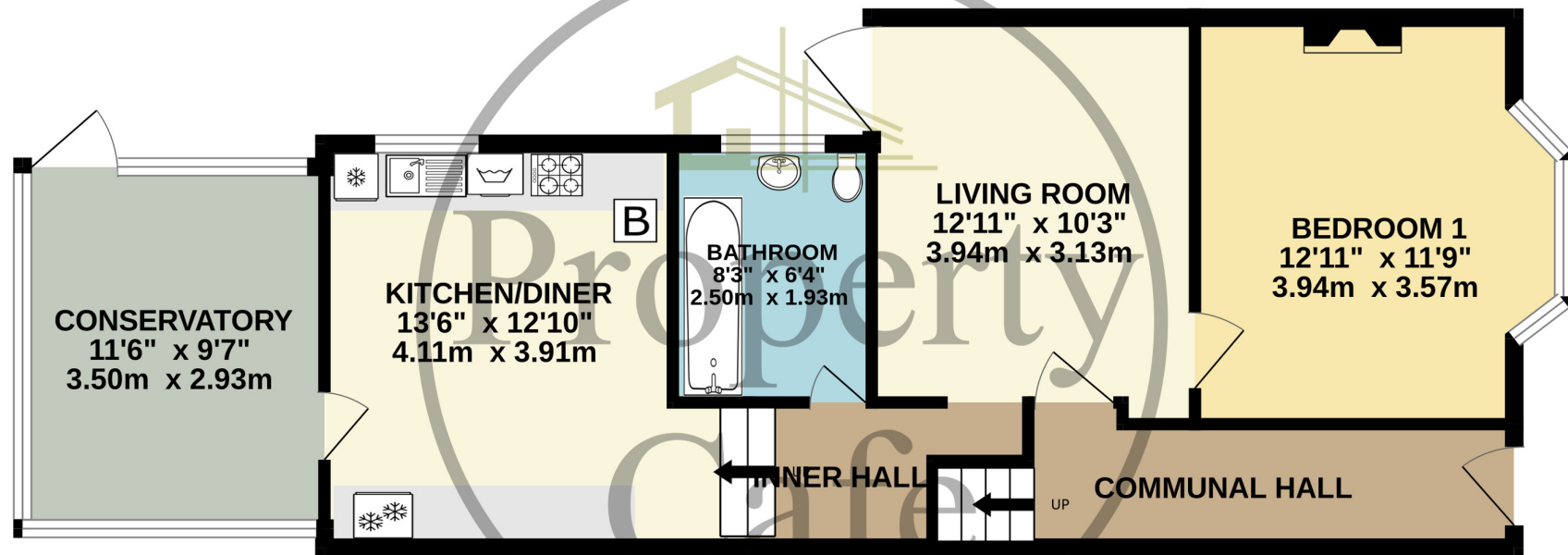


The Property Café is delighted to Offer For Sale this immaculate Ground Floor Apartment situated within a character building on this highly sought after residential street close to the Seafront, Egerton Park and Bexhill Town Centre. Accommodation & Benefits Include: A good sized bedroom, sitting room with door on to rear garden, good sized kitchen/breakfast room, conservatory overlooking rear garden, bathroom/wc. The property additionally benefits from gas boiler with radiators and double glazing. External Info: There is an attractive front garden and a private sunny West Facing rear garden with established flowering and shrub borders, good sized patio, area of low maintenance artificial lawn and gate giving rear access. A proportion of this garden was previously an off road parking space which could be re-instated should you so wish. Belonging to a well managed building comprising only two apartments the property will be sold with a balance of a 999 year lease and THE FREEHOLD FOR THE WHOLE BUILDING. Pets and rental can be allowed and maintenance is a 50% share on a 'as & when' basis.



# GROUND FLOOR

684 sq.ft. (63.6 sq.m.) approx.




TOTAL FLOOR AREA : 684 sq.ft. (63.6 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 A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (65)  
**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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The property is situated within easy walking distance 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 daily, 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 both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Immaculate Ground Floor Apartment
  - Double Bedroom with Bay Window
  - Immaculate Decoration Throughout
    - Conservatory & Private Garden
    - Modern Fitted Kitchen-Diner
- Long Lease & Freehold Of The Building
  - Pleasant Patio & Flower Borders
- Sought After Town Centre Location
  - Low Communal Outgoings
- Close To Seafront & Egerton Park
- Beautifully Presented Throughout
  - FREEHOLD OF THE BUILDING
  - Immaculate Inner Hallway
  - Viewing Highly Recommended.