



55 Ground Floor Flat, Sea Road,  
Bexhill-on-Sea, East Sussex TN40 1JJ



## PROPERTY DESCRIPTION

Forming the whole of the ground floor of this attractive older style building just off Bexhill Seafront a spacious 2 bedroom, 2 reception room flat with a good sized private rear garden and area of private front garden with off road parking. Other notable features include private entrance, separate utility room, double glazing and gas boiler and radiators. The very central location gives you easy access to Bexhill Town Centre, the railway station and the iconic De la Warr pavilion. **TO BE SOLD VACANT. EPC- D**

## FEATURES

- Council Tax Band A
- Amazing location just off Bexhill seafront
- 2 bed 2 reception room ground floor flat
- Good sized lawned rear garden
- Separate utility room
- Private entrance
- High ceilings and character features
- **TO BE SOLD WITH VACANT POSSESSION**
- Area of private front garden with off road parking





## ROOM DESCRIPTIONS

### Entrance

Double glazed front door leading to entrance vestibule with storage cupboard, parquet flooring . Further glazed door leading to entrance hall with radiator, parquet flooring.

### Living Room

18' 1" x 15' 0" (5.51m x 4.57m) With fireplace and chimney breast, radiator, TV aerial point, picture rail, ceiling coving, double glazed bay window with outlook to front.

### Dining Room

11' 8" x 11' 2" (3.56m x 3.40m) With large chimney breast, radiator, wall mounted combination gas boiler, double glazed bay window with southerly aspect, attractive leaded light door leading to the kitchen.

### Kitchen

10' 10" x 7' 7" (3.30m x 2.31m) With range of units comprising one and a half bowl single drainer stainless steel sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for dishwasher, built-in electric oven with four ring gas hob and cooker hood over, double glazed window overlooking the rear garden, double glazed door leading onto rear garden.

### Utility Room

7' 5" x 5' 10" (2.26m x 1.78m) With radiator, range of matching cupboards and working surfaces to the kitchen with space for fridge/freezer and washing machine, double glazed window.

### Bedroom 1

18' 5" x 12' 3" (5.61m x 3.73m) With radiator, picture rail, ornate ceiling coving, double glazed double doors with double glazed windows either side leading directly onto rear garden.

### Bedroom 2

9' 4" x 7' 5" (2.84m x 2.26m) With radiator, double glazed window with outlook to the front.

### Bathroom

With white suite comprising panelled bath with electric shower over, wash hand basin with storage cupboard below, low level WC, radiator, built in storage cupboards, double glazed frosted glass window.

### Outside

A good sized rear garden measuring approx 69' with large area of lawn, storage cupboard attached to the rear of the property and further shed at the foot of the garden, two areas of patio one by the back of the property and one at the foot of the garden, outside tap, communal bin store area, gated access to the front.

The front is area of concrete hard stand immediately in front of the living room window which subject to the usual consent we feel could be made into off-road parking.

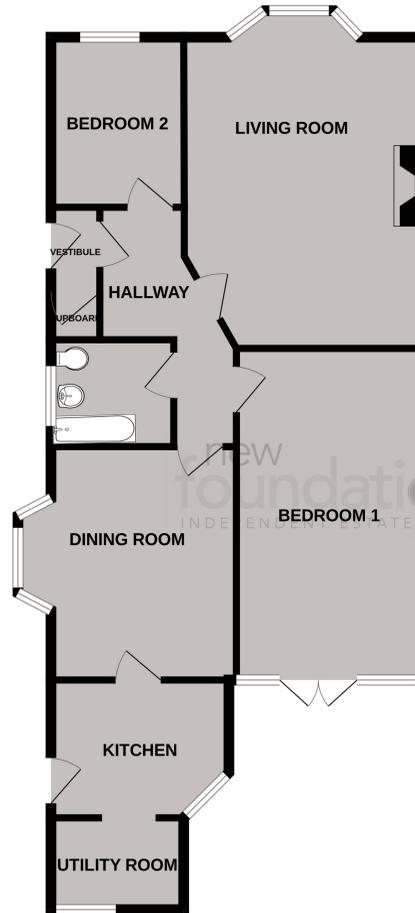
### NB

The property currently owns the freehold to the building with one flat above. It has been agreed that during the purchasing process the flat will revert to a 999 year lease with 50% of the freehold. Maintenance is carried out as and when required.



# 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

