



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 2, 22 Hastings Road, Bexhill-on-Sea, East Sussex  
**£240,000** TN40 2HH  
2 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

Comprehensive refurbishment has been undertaken under the current ownership of this truly magnificent apartment. The result is substantial accommodation with distant sea views, modern fixtures & fittings and plenty of character and charm!

Rewiring, updating the heating system, and restoring some original features are part of the tasteful refurbishment. This apartment occupies the first floor of a period property located near the town centre, the train station, and the seafront promenade.

There is a share of the freehold with the property, two parking spaces and particularly spacious accommodation which includes an impressive living room with a feature working fireplace. The living room also has an attractive bay window and a door out to an enclosed south-facing balcony. With a vaulted ceiling, a bay window and matching wall and base units finished with quartz work surfaces, this kitchen/diner is stunning. The kitchen includes space for a table & chairs together with an integrated dishwasher, oven and 5-ring gas hob. It also includes a microwave, fridge/freezer and a washer/dryer.

There are two particularly spacious double bedrooms in the apartment, both with fireplaces and one with extensive fitted wardrobes. Additionally, there is a modern four-piece bathroom suite.

To appreciate this beautiful property and all it has to offer in full, your early viewing is highly recommended!

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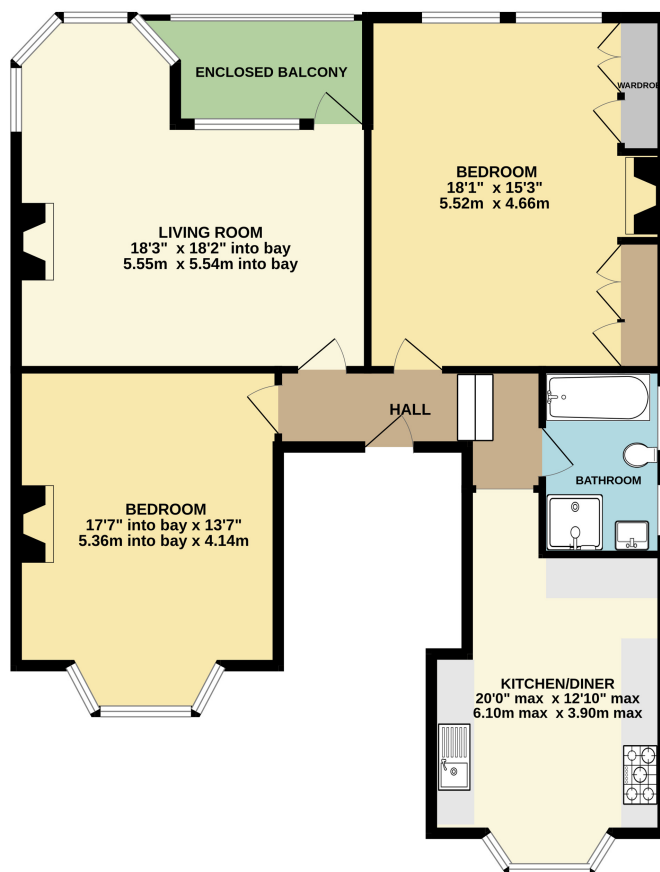
 2 Bedroom  1 Bathroom  2 Reception



### Key Features:

- Two Double Bedroom Apartment
- Two Reception Rooms
- Abundant Character & Charm
- Stunning Views
- Family Bathroom
- Two Parking Spaces

FIRST FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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### Lease & Maintenance Information

Tenure - Share of freehold

Lease term - In excess of 900 years remaining

Maintenance charge - As & when required

Ground rent - N/A.

### Location

The property is located in a popular location in Bexhill. Close by you will find Ravenside retail park and bus routes. Bexhill mainline railway station is just under a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The iconic seafront promenades and the town centre are also under a mile away.

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