



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

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61 Rotherfield Avenue, Bexhill-on-Sea, East Sussex  
**£192,000** TN40 1SY  
🛏️ 2 Bedroom 🚿 1 Bathroom 🏠 1 Reception



## AT A GLANCE...

This well-presented ground floor, purpose-built apartment is exclusively available to the over-55s and forms part of a well-regarded development, enjoying a desirable south-facing aspect with delightful distant sea views.

Offered to the market with no onward chain, this property enjoys direct access to the communal gardens, complete with a convenient power point for charging an electric scooter, located just outside the apartment. The accommodation features a well-maintained communal entrance hall with level access leading to the apartment.

The welcoming inner hallway provides generous storage and access to all rooms. The lounge/diner features an attractive fireplace and ample room for both living and dining furniture. The fitted kitchen is well appointed with a range of matching wall and base units, an integrated oven and hob, and space for additional appliances.

There are two well-proportioned double bedrooms, one benefiting from fitted wardrobes, along with fitted modern shower room. Further advantages include gas central heating, double glazing, and beautifully kept communal gardens. With its attractive outlook, convenient location, and well-balanced accommodation, early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

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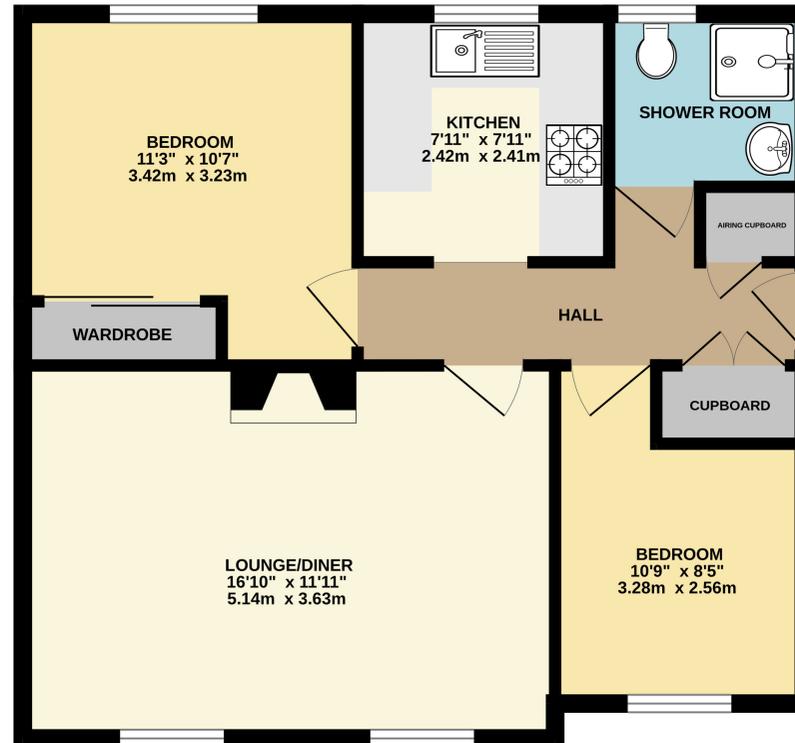
 2 Bedroom  1 Bathroom  1 Reception



### Key Features:

- Ground Floor Apartment
- Exclusively For The Over 55s
- Two Double Bedrooms
- Easy Access To Communal Garden Adjacent To The Apartment
- Beautiful Distant Sea Views
- Well-Located Close To Amenities
- No Onward Chain

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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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>	71	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Lease & Maintenance Information

Tenure - Leasehold  
 Remaining lease term - 152 years remaining  
 Maintenance charge - Approximately £4000 per annum  
 Permission for pets must be sought.

### Location

The property is ideally situated just a short stroll from the iconic Bexhill seafront promenade and the town centre, where a variety of everyday shops, cafés and amenities can be found, including a Sainsbury's supermarket. The historic Manor Barn and its beautiful gardens are also within easy walking distance, along with well-served local bus routes. Bexhill mainline railway station is conveniently close by, providing regular direct services to Hastings, Eastbourne, Brighton, Gatwick Airport and London Victoria — making this an excellent location for both leisure and connectivity.

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