



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£210,000 Regency Court, Garden Close, Bexhill TN40 1RZ
2 Bedroom 1 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

A two double bedroom apartment forming part of a small purpose built development just over 500 yards from the iconic seafront promenades. The apartment is located on the first floor with accommodation including; A spacious L-shaped lounge/diner with double doors opening to the balcony with views of the communal gardens and St Mary Magdalene's Church. The fitted kitchen features a range of matching wall units and base units with an integrated oven/hob and space for appliances. There are two good-sized double bedrooms and a shower room. In addition, the property has a garage en-bloc and no onward chain!



3 Regency Court, Garden Close, Bexhill, East Sussex, TN40 1RZ

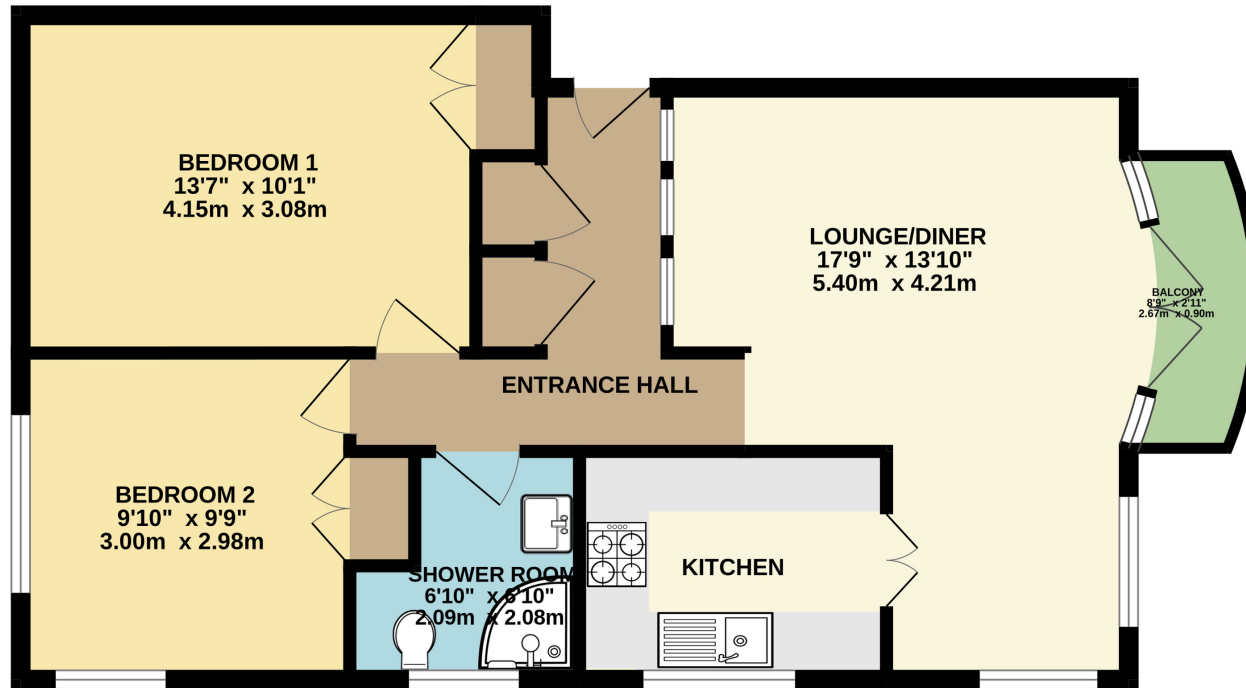
 2 Bedroom  1 Bathroom  1 Reception

Key Features:

- Purpose Built Apartment
- Garage En-Bloc
- No Onward Chain
- Private Balcony
- Two Double Bedrooms
- Under 500 Yards To The Seafront Promenades
- Town Centre Location
- Double Glazing & Gas Central Heating


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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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	75
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		

LEASE & MAINTENANCE INFORMATION

Tenure - Share Of Freehold

Remaining Lease Term - 960 years

Service Charge - As & When Required.

LOCATION

The property is situated approximately 500 yards from the iconic Bexhill seafront promenade and the town centre, where you will find a selection of day-to-day shops and a Sainsbury's supermarket. There are bus routes near by and Bexhill mainline railway station in very close by offering regular routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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