



Flat 1 Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LN  
Substantial Two Bedroom Seafront Garden Flat In Excellent Condition £375,000 - Leasehold







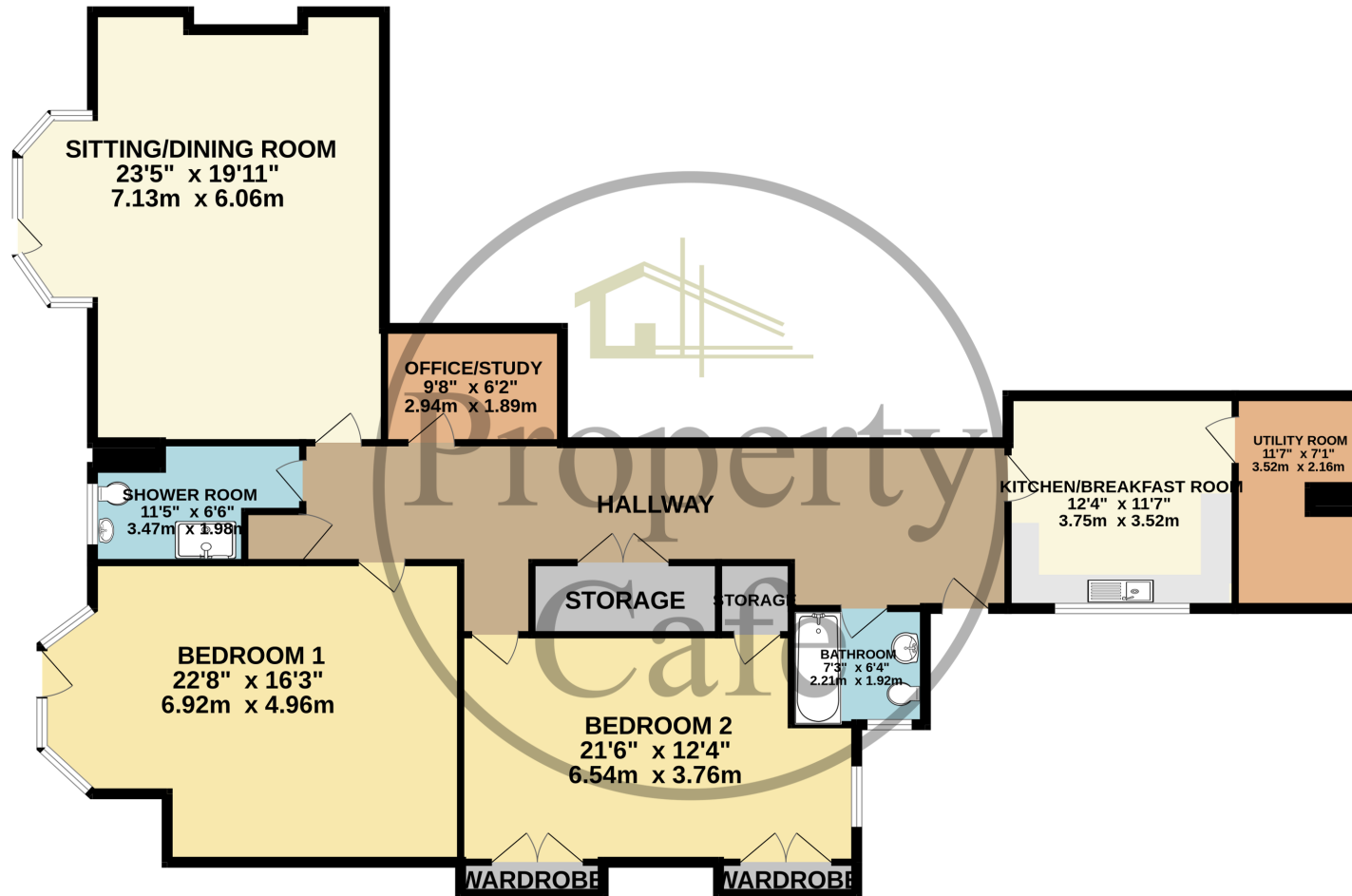
**Property Café are delighted to present to the market this stunning and substantial two bedroom garden flat for sale positioned on the seafront.** Accommodation and benefits include: Its own front door and large Entrance hall leading to all internal rooms; Vast south facing lounge/diner offering ample space to relax and entertain; Modern fitted kitchen with ample cupboard space and solid wood worktops; Separate utility area just off the kitchen housing freestanding whitegoods; Two incredibly large double bedrooms the master with access onto a private area of patio and the 2nd with fitted wardrobes; An additional study/home office; Modern fitted bathroom comprising of bath, wash basin & WC as well as an additional shower room with a double walk in shower cubicle. Additional benefits include both front & rear private patio areas, communal south facing garden overlooking the towns stunning coastline, double glazing throughout, central heating, Karndean flooring and a neutral colour scheme throughout the property. This property is to be sold with no onward chain and we recommend you view at your earliest convenience. **Tenure: Leasehold**  
**\*Leasehold length- 96 years remaining \*Maintenance charge: £4290 annually \*Pets and sub-letting permitted with permission**  
**\*Holiday letting not permitted.**

The property is situated right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

Please note the marketing photos were taken prior to the current tenants but this is a fair representation of the current condition.



**GROUND FLOOR**  
**1750 sq.ft. (162.5 sq.m.) approx.**



TOTAL FLOOR AREA : 1750 sq.ft. (162.5 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:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** On Street.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (69)  
**Annual Service Charge:** 4290  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Lateral living.

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>	69	79
(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	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.







Remaining Lease Length - 96 Years \*\* Service Charge Approx - £4290 Per annum \*\* Ground Rent £100 Per Annum.

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- Seafront Garden Flat For Sale
  - Share of Freehold
- South Facing Lounge/Diner
  - Modern Fitted Kitchen
- Two Vast Double Bedrooms
- Two Modern Fitted Bathrooms
  - Separate Utility Area

- Office/Study Room
  - Gardens Overlooking The Sea
- Gas Central Heating & Double Glazed
- Excellent Condition Throughout
- Sought After Seafront Location
  - Sold With No Onward Chain
- Viewing Highly Recommended