



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£220,000** 10a Linden Road, Bexhill-on-Sea TN40 1DN  
Offers Over  2 Bedroom  1 Bathroom  1 Reception







## AT A GLANCE...

This charming ground floor flat features a west facing rear garden, no onward chain and 50% share of freehold! Ideally located in the heart of Bexhill town centre and under 200 yards from the iconic seafront promenade.

The property boasts abundant natural light, character & charm with accommodation including, a private entrance into the split-level hall. The attractive living room features French doors opening out to the rear garden and an electric fireplace. The fitted kitchen/breakfast room has matching wall and base units with space and plumbing for appliances, a wall-mounted boiler approximately 5 years old and ample space for a breakfast table and chairs. Additionally, there is access to a loft storage space from the kitchen, together with a door to the rear garden.

Furthermore, the property has two bedrooms and a bathroom suite. One bedroom looks out onto the rear garden, and the other has a large and attractive bay window.

A large decked area in the west-facing rear garden provides an ideal spot to enjoy alfresco dining. There is also an area laid to lawn, overall the garden measures approximately 40ft in length and is enclosed with fencing.

It is highly recommended that you schedule an early viewing to fully appreciate the property's location and all it has to offer in full!

10a Linden Road, Bexhill-on-Sea, East  
Sussex, TN40 1DN

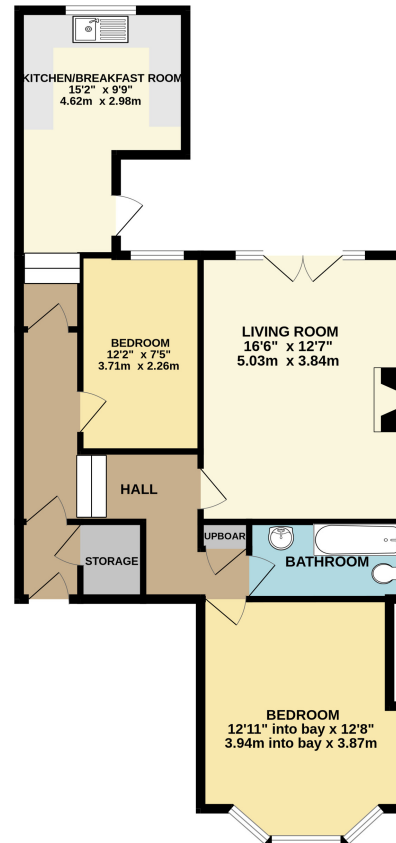
 2 Bedroom  1 Bathroom  1 Reception



### Key Features:

- Ground Floor Flat
- 50% Share Of Freehold
- Under 200 Yards To The Seafront Promenade
- Two Bedrooms
- West Facing Rear Garden
- No Onward Chain
- Abundant Natural Light
- Character & Charm
- Private Entrance

GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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>		
(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		
	57	70
EU Directive 2002/91/EC		

### Location

The property is well-located in the heart of Bexhill town centre, under 200 yards from the iconic seafront promenade and the De La Warr Pavillion. Within walking distance, you will find an array of well-regarded restaurants and shopping facilities. Bexhill mainline railway station is just 0.5 miles away and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. St Peter & St Paul primary school & St Richards Catholic College are the closest schools, both currently rated as outstanding in the latest Ofsted reports.

### Lease & Maintenance Information

Tenure - 50% share of freehold  
 Lease term - a new 125 year lease will be granted to the new buyer during the transaction  
 Maintenance charge - 50/50 split, as and when required  
 Ground rent - N/A  
 Council tax band - A.

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