



Flat 1, 27 Jameson Road, Bexhill-on-  
Sea, East Sussex TN40 1EG



## PROPERTY DESCRIPTION

A two bedroom ground floor converted GARDEN FLAT ideally situated just outside the town centre and within a short walk of the train station and seafront. The accommodation comprises; private entrance to the side leading to the entrance hall, bay fronted south facing lounge, fitted kitchen, modern shower room, two bedrooms with one providing access to the garden and a useful cellar for storage. Outside there is a private garden with concrete store and gates side access. EPC - D.

## FEATURES

- Two Bedroom Ground Floor Flat
- Bay Fronted South Facing Lounge
- Private Rear Garden
- Private Entrance
- Cellar
- Modern Shower Room
- Gated Side Access
- Share Of Freehold
- Just Outside Town Centre & Walking Distance To The Seafront & Train Station
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC door with double glazed frosted glass insert, door from the communal entrance hall, door leading to the cellar, ceiling coving, radiator, UPVC door leading to the garden.

### Lounge

15' 8" x 14' 4" (4.78m x 4.37m) Double glazed bay window to the front, ceiling coving, feature fireplace, radiator.

### Kitchen

10' 6" x 5' 5" (3.20m x 1.65m) Double glazed window to the rear overlooking the garden, spotlights, a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob, a range of matching wall and base cupboards with fitted drawers, built-in electric oven and microwave, space for washing machine, built-in fridge/freezer, cupboard housing wall mounted boiler.

### Bedroom 1

16' 2" x 12' 7" (4.93m x 3.84m) Double glazed window and door to the rear with the latter leading to the garden, ceiling coving, picture rail, radiator.

### Bedroom 2

11' 5" x 7' 7" (3.48m x 2.31m) Double glazed window to the rear, radiator.

### Shower Room

Double glazed frosted glass window to the side, a modern suite comprising; walk-in shower with glass screen and shower over, pedestal wash hand basin with mixer tap, low level WC, tiled walls.

### Outside

To the rear there is a private garden.

Adjacent to the rear there is a patio area which extends to the side and leads to the gated side access, various nature shrubs and bushes, concrete storage shed, area laid with stones for ease of maintenance.

### NB

We have been verbally advised;

1/3 Share of freehold

1/3 Share of any maintenance as and when 999 year lease from 1961

# FLOORPLAN



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

