



3a Bolebrooke Road, Bexhill-on-Sea,  
East Sussex TN40 1EN



## PROPERTY DESCRIPTION

A character 3 bedroom first floor flat situated a few yards from Bexhill Seafront and benefiting from a private garden. The property has entry phone system, sitting/dining room with sea views, modern kitchen with angled sea view, family bathroom/w/c, separate w/c, double glazed, gas boiler and radiators. SHARE OF FREEHOLD. EPC-D

## FEATURES

- 3 Bedrooms
- Private Garden
- Sea Views
- Share of Freehold
- Yards From Bexhill Sea Front
- 2 Toilets
- Gas Boiler and Radiators
- Double Glazed
- Council Tax Band-A





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Communal front door with entry phone system leading to the communal entrance hall, stairs rising to first floor landing, private front door to private entrance hall.

### Private Entrance Hall

With high-level storage cupboard, radiator, double glazed frosted glass window, built in storage cupboard and door to fire escape.

### Living Room

18' 5" into bay x 15' 5" into recess (5.61m x 4.70m) A westerly facing room with far-reaching views over the English channel, double glazed bay window, television point, feature fireplace, radiator, cupboard housing wall mounted gas boiler.

### Kitchen

12' 0" x 8' 0" (3.66m x 2.44m) With feature double glazed window with far reaching sea views, single bowl stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, space for electric cooker, range of working surfaces with cupboards under, plumbing for dishwasher, range of matching wall mounted cupboards over, space for fridge freezer, further working surfaces with drawers below, cupboard over and storage unit to one side, radiator, tiled walls.

### Bedroom 1

12' 7" x 11' 1" (3.84m x 3.38m) Dual aspect having double glazed window overlooking the garden and double glazed high-level window with sea views, radiator.

### Bedroom 2

13' 8" x 12' 0" (4.17m x 3.66m) Having double glazed windows overlooking the garden, radiator.

### Bedroom 3

10' 6" x 7' 0" (3.20m x 2.13m) Double glazed window with a southerly aspect, radiator.

### Bathroom

Fitted panelled bath with independent shower over with chrome fittings, pedestal wash hand basin, low level WC, radiator, tiled walls, recessed shelves storage area, frosted glass double glazed window.

### Separate WC

With WC, wash hand basin, frosted glass double glazed window, tiled splash back.

### Outside

The property enjoys the use of private gardens, accessed down the side of the property, mainly laid to lawn with an area of decking, flower and shrub borders and shed.

### NB

The property is held on a 999 year lease and has a share of the freehold. The current maintenance is £500 half yearly.

# FLOORPLAN

FIRST 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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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	73
(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	

