



14 Mayfield Way, Bexhill-on-Sea, East Sussex, TN40 2NR

Well Proportioned Two Bedroom Ground Floor Purpose Built Apartment £219,950 - Leasehold Share of Freehold



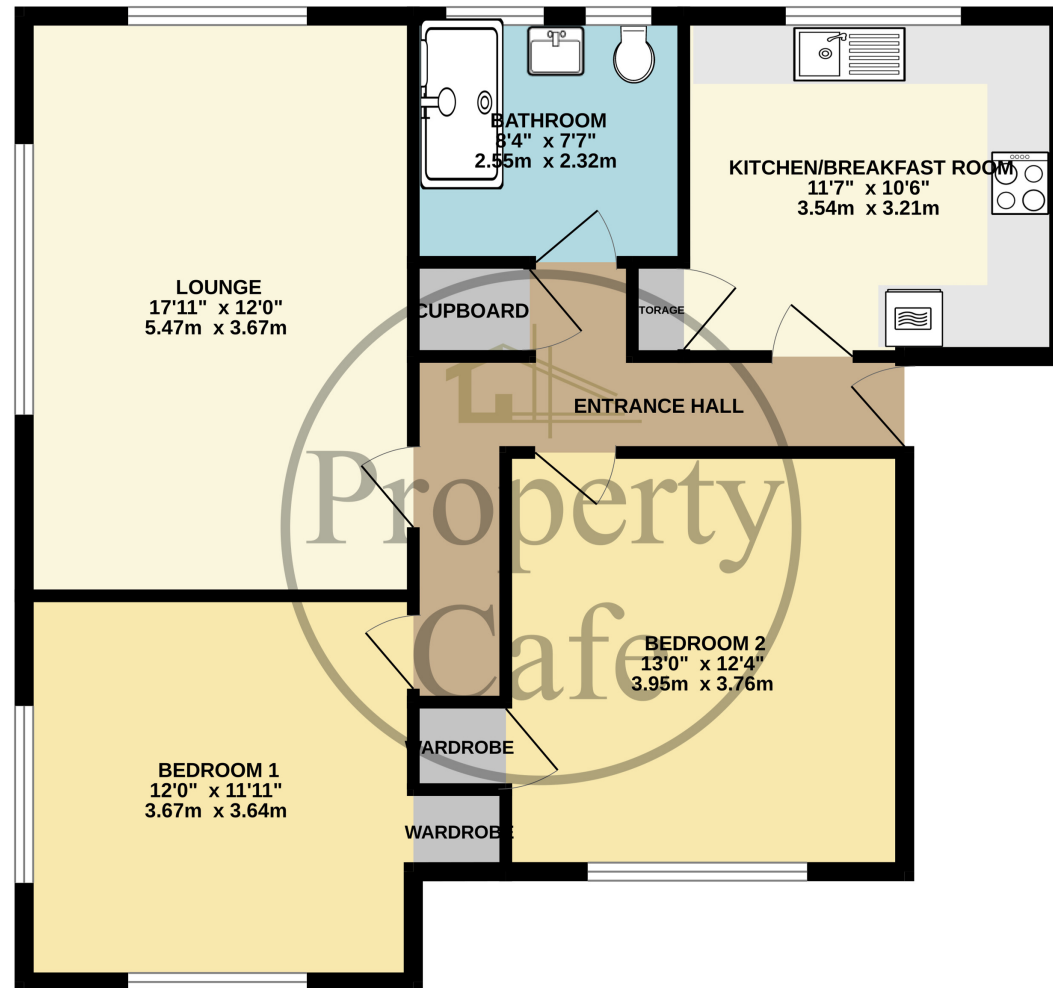


Property Cafe are delighted to present to the market this spacious, two bedroom, ground floor apartment for sale, in excellent condition and conveniently located in a quiet residential cul-de-sac close by to schools and local transport links. Accommodation and benefits include; A well kept communal entrance area; Inner flat hallway giving access to all internal rooms; A generous dual aspect lounge overlooking communal gardens; Modern fitted kitchen/breakfast room offering ample cupboard & worktop space in addition to integrated appliances including a double oven & electric hob; Two very large double bedrooms both benefitting from built in cupboards; Modern family bathroom consisting of a double walk-in shower cubicle, wash basin & WC as well as clever storage solutions. Externally the property boasts well kept communal gardens within a private setting. The flat is offered for sale in excellent decorative order having been recently refurbished to a high standard, double glazed and with a share of freehold. We recommend you view at your earliest convenience.

Share of freehold * Remaining lease length - 900+ years * Service Charge - £140 per month * Ground rent - N/A.



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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 A
Parking Types: On Street.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: E (50)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Lateral living. Level access shower.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	50	76
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		



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.





The property is situated in a convenient and sought after position of Bexhill close by to schools, 6th form college, train station and easy access to the seafront, promenade, Bexhill old town, Manor barn and Egerton Park. 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 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.

- Two Bedroom Ground Floor Apartment For Sale
 - Well Maintained Communal Gardens
 - Spacious Dual Aspect Lounge
 - Modern Fitted Kitchen/Breakfast Room
 - Two Generous Double Bedrooms
 - Modernised Shower Room
- Immaculately Presented Throughout
 - Share Of Freehold & Long Lease
 - Sought After Residential Location
- Close By To Transport Links, Schools & Bexhill College
 - Viewing Highly Recommended