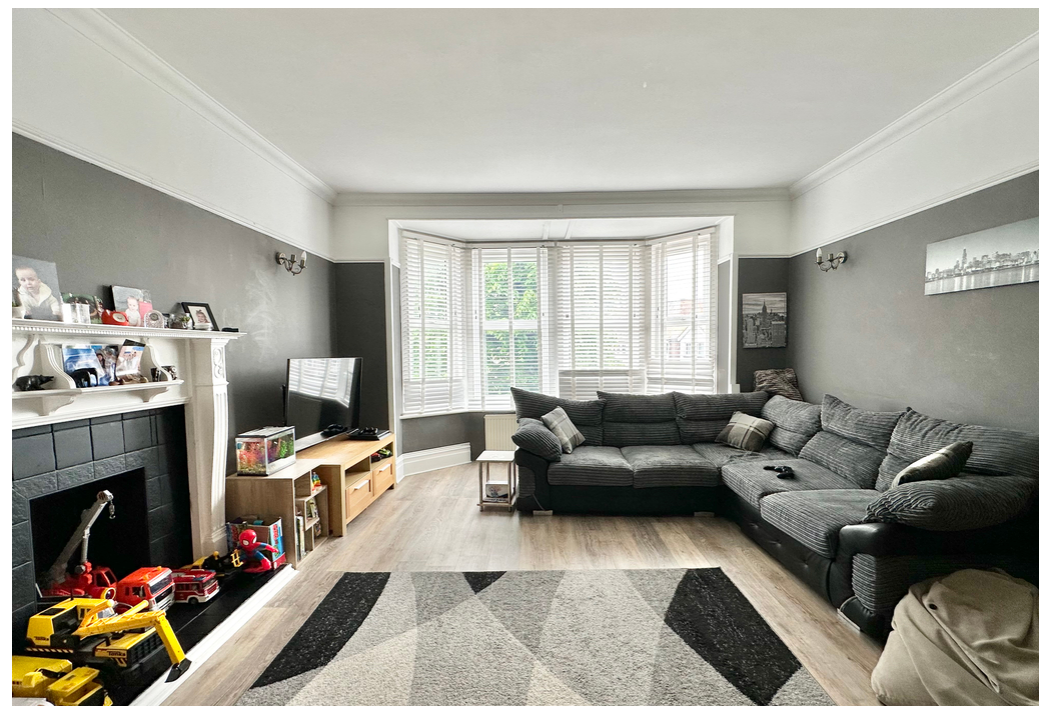




**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£280,000** 1a Elmstead Road, Bexhill-on-Sea TN40 2HP  
3 Bedroom 2 Bathroom 1 Reception  
Offers in excess of



## AT A GLANCE...

This substantial apartment occupies the first floor of this converted building, and comes with a long lease term and a private rear garden. The property is within a mile of Bexhill town centre, the train station and the iconic promenade.

Schools for all ages are also nearby.

Accommodation includes a spacious living room with a bay window and a feature fireplace. The kitchen/diner features matching wall and base units finished with solid wood work surfaces. An utility cupboard is also included in the kitchen along with space for appliances. The master bedroom has a fitted double wardrobe and an en-suite shower room. There are two additional bedrooms in the apartment as well as a family bathroom. Furthermore, the property is majority double glazed, has gas central heating and has the benefit of a private west facing garden. An early viewing is recommended to gain a full appreciation of the size and location of the accommodation.

1a Elmstead Road, Bexhill-on-Sea, East  
Sussex, TN40 2HP

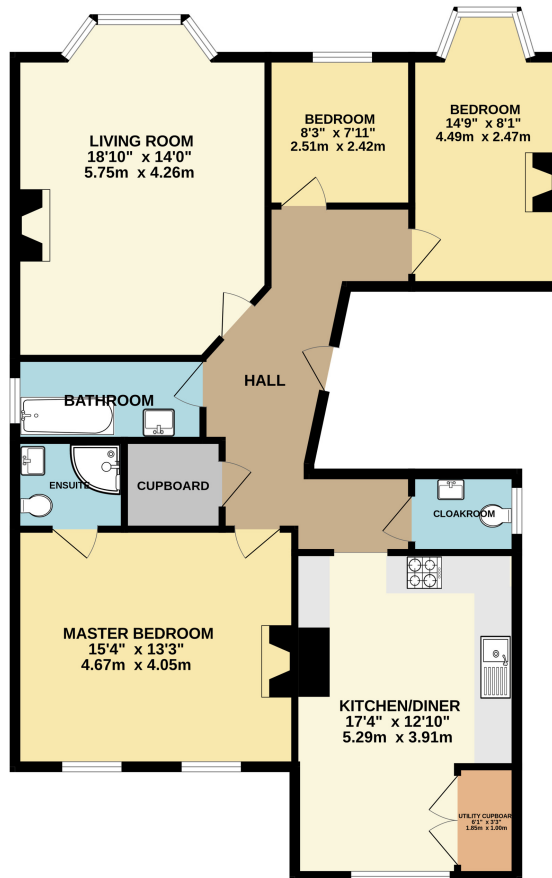
 3 Bedroom  2 Bathroom  1 Reception



### Key Features:

- Substantial First Floor Apartment
- West Facing Garden
- Modern Fixtures & Fittings
- Three Bedrooms
- Lease In Excess Of 900 Years
- Close To Local Amenities & Schools

FIRST FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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>	75	76
(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		

## Location

The property is located in a popular location in Bexhill. Close by you will find well-regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College also rated as outstanding. Bexhill mainline railway station is just under a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

## Lease & Maintenance Information

Tenure - Leasehold  
 Lease term- in excess of 900 years  
 Ground rent - £25 per annum  
 Maintenance Charge - 1/3 share of maintenance costs as and when required.

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