



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

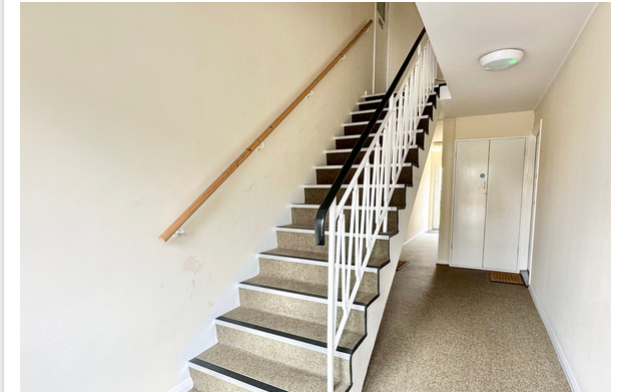
Tel : 01424 233330

£162,500 The Marlowes, Hastings Road, Bexhill-on-Sea TN40 2NS
1 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This bright & spacious apartment is located on the ground floor of this well-regarded purpose-built block. Situated just a mile from the iconic seafront promenade, town centre and train station, the apartment comes with a long lease term, a share of freehold, no onward chain and accommodation including; an entrance hall with copious amounts of storage cupboards. A spacious lounge/diner with double sliding doors out to the south-facing balcony and plenty of space for both living room and dining room furniture. The fitted kitchen/breakfast room has matching wall & base units with an integrated oven & hob and space for appliances. Additionally, there a fitted bathroom suite and a double bedroom with built-in wardrobes. To appreciate all the property has to offer in full, your earliest viewing has highly recommended!



Key Features:

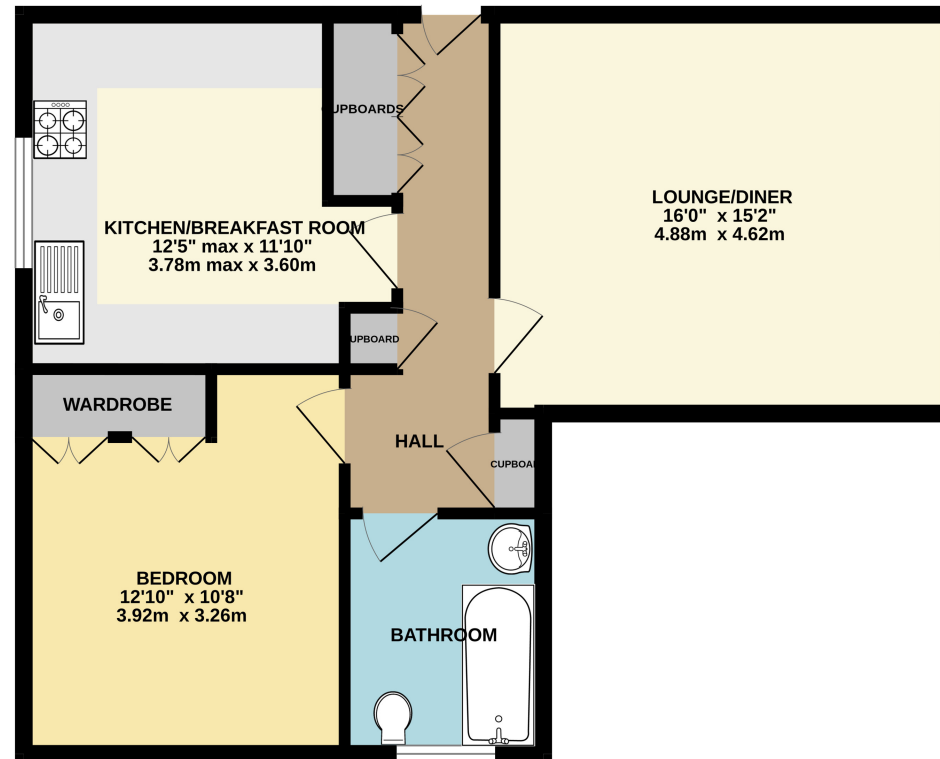
- Purpose Built Apartment
- One Double Bedroom
- Share Of Freehold
- Newly Fitted Carpets
- Located On The Ground Floor
- Private Balcony & Communal Gardens
- Kitchen/Breakfast Room
- Communal Parking

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GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 Ravenside retail park and bus routes. Bexhill mainline railway station is just under a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The iconic seafront promenades and the town centre are also under a mile away.

Lease & Maintenance Information

Tenure - Share of freehold
 Remaining lease term - 992 years
 Maintenance charge - £150 per month
 Ground rent - N/A.

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