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THE
PROPERTY
cafe
INDEPENDENT
ESTATE AGENTS



Flat 2, 12 12 Clifford Road, BEXHILL-ON-SEA, TN40 1QA

**OFFERS INVITED OVER £100,000
Leasehold**

The Property Cafe are pleased to present this spacious two bedroom first floor converted flat. Located within the heart of Bexhill Town Centre the property consists of accommodation to include, entrance hallway, spacious lounge with bay window, large master bedroom and smaller second, bathroom with separate cloakroom and fitted kitchen. The property is currently rented and would in our option make an ideal buy to let investment achieving a monthly rent of approximately 550. To arrange a viewing please contact our Bexhill office on 01424 224488 option 1.

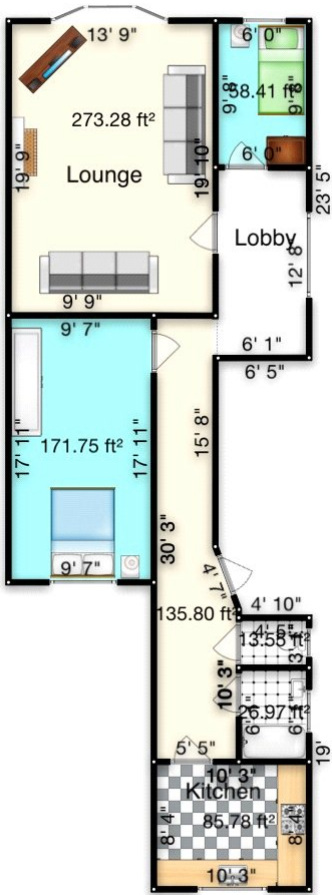
- TWO BEDROOM FLAT
- FIRST FLOOR
- TOWN CENTRE LOCATION
- SPACIOUS ACCOMMODATION
- FITTED KITCHEN
- BATHROOM + SEPERATE CLOAKROOM
- CHAIN FREE
- BUY TO LET INVESTMENT



**For further information or to
arrange a viewing Please call"
(OPEN 7 DAYS A WEEK)**

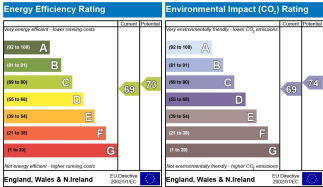
Experience the difference.....



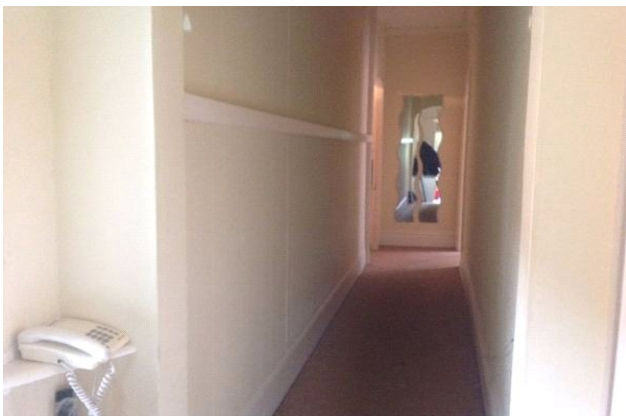


At The Property Cafe we believe it important to give clear & straight forward advice to both buyers and sellers alike & whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us & enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback would ask you to call us with your feedback as soon as convenient.

Viewing Date Time



Experience the difference.....



LEASEHOLD DETAILS (informed verbally by the owner)

Lease: 88 left

Share of Freehold 50%

Shared with ground floor flat owner who has 50%

Building Insurance £180 pa

Maintenance as and when split 3 ways



TWO BEDROOM FLAT

FIRST FLOOR

TOWN CENTRE LOCATION

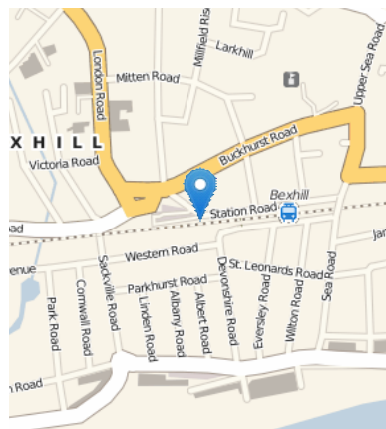
SPACIOUS ACCOMMODATION

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Energy Performance Certificate

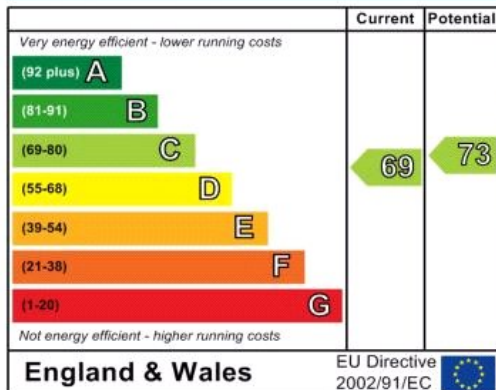


Flat 2
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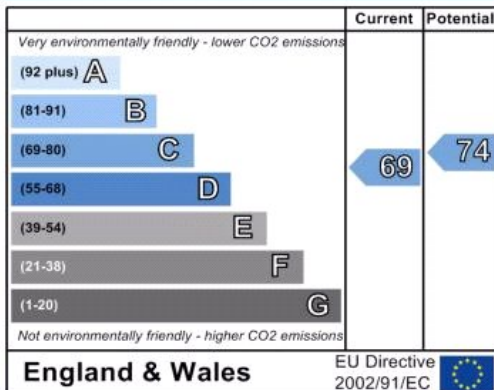
Dwelling type: Mid-floor flat
Date of assessment: 06 December 2011
Date of certificate: 06 December 2011
Reference number: 9349-2896-6725-9809-6785
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	192 kWh/m ² per year	161 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.4 tonnes per year
Lighting	£78 per year	£44 per year
Heating	£460 per year	£416 per year
Hot water	£94 per year	£84 per year

You could save up to £88 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.