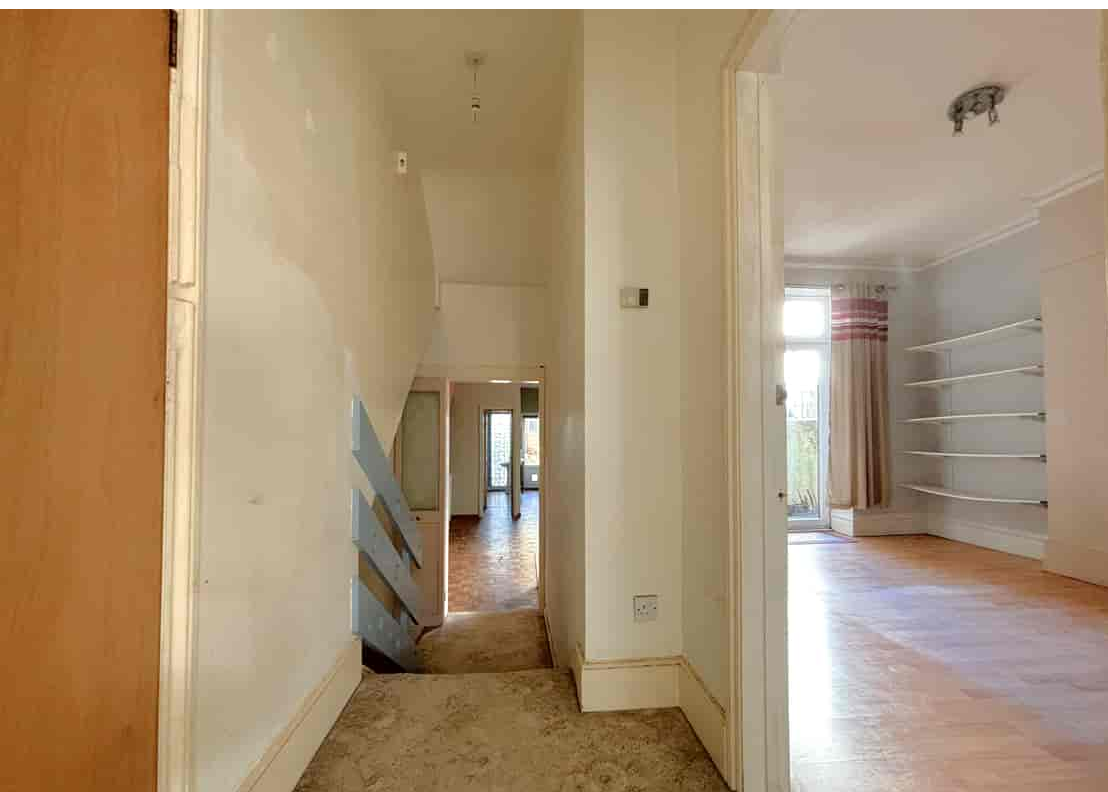




Flat 1, 40 Wilton Road, Bexhill-on-Sea, East Sussex, TN40 1HX  
Spacious Flat With Excellent Scope & Potential £199,950





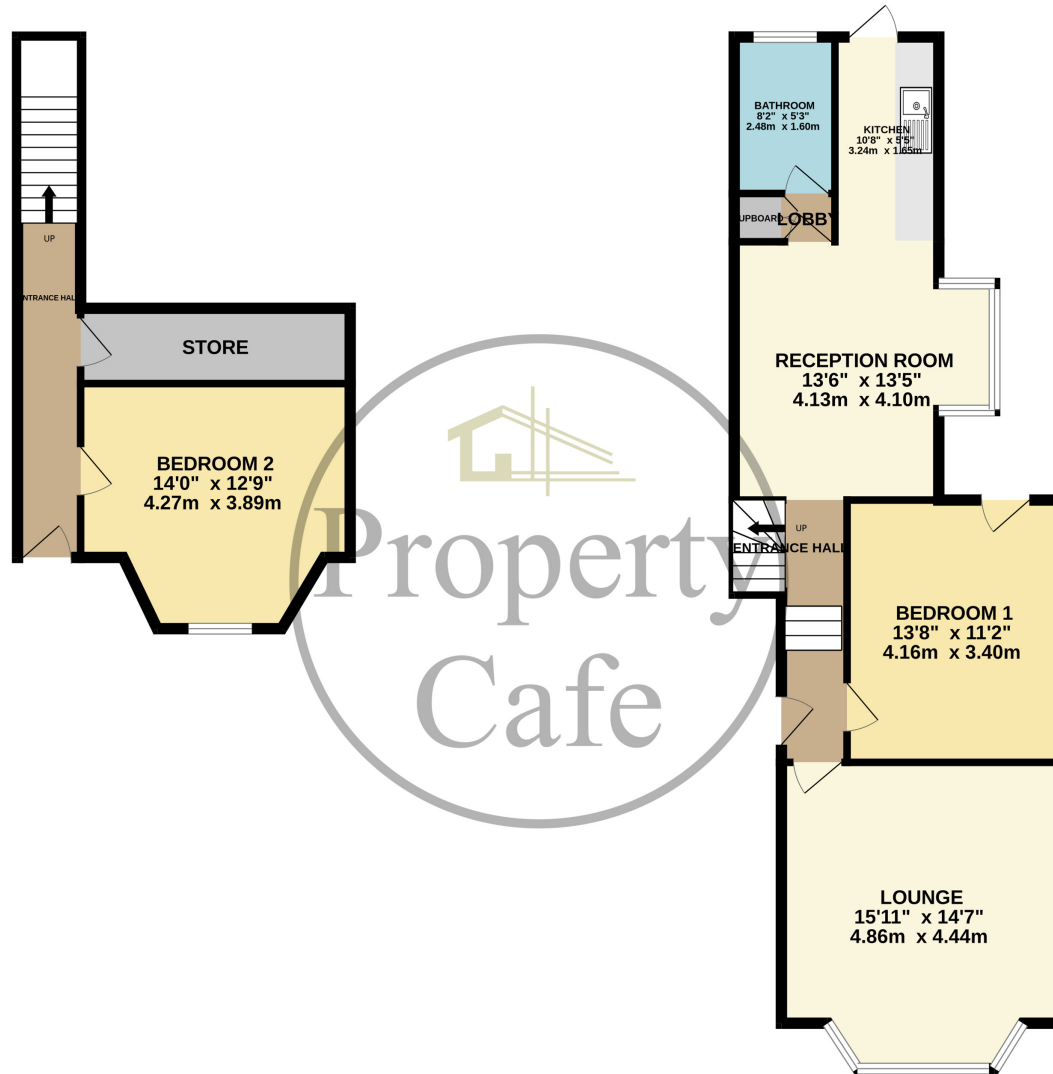
Property Cafe are delighted to present to the market this substantial split level garden flat for sale in need of refurbishment & renovation. Accommodation & benefits on the ground floor include; Access via a communal entrance leading to an inner hallway for the flat; Spacious lounge featuring high ceilings and bay window; Large main bedroom again vast in size and with an additional door leading to the garden; Open plan Kitchen/Diner, with the potential to become lounge/kitchen should a suitable purchaser wish to utilise more sleeping accommodation; Family bathroom situated off a small lobby area, featuring bath & over head shower, wash basin & W/C; Leading from the hallway is an internal staircase leading to the basement level of the flat consisting of; Well Proportioned double bedroom with bay window; Additional store room as identified on the accompanying floorplan and internal hallway. This level of the flat is accessed as previously mentioned by the stairway leading off the inner hall of the flat or alternatively has it's own front door. This property is offered for sale in need of renovation, in particular at basement level, to be sold with no onward chain and we recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within 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 you 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 main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



**BASEMENT**  
302 sq.ft. (28.0 sq.m.) approx.

**GROUND FLOOR**  
704 sq.ft. (65.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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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.





Share of Freehold \*\* Remaining Lease Length - Approx 78 Years \*\* Maintenance Charge - As & When Basis \*\* Ground Rent - N/A.

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- Garden Flat For Sale
- Extremely Spacious & Well Proportioned Rooms
  - Refurbishment Project
  - Offers Scope & Potential
  - Period Features & Character
  - Private West Facing Garden
- Own Private Entrance to Basement Level
  - Share of Freehold
- Sought After Town Centre Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended

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