





  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

9 Newdigate House, Knole Road, Bexhill-on-Sea, East  
Sussex TN40 1LQ  
**£299,950**  2 Bedroom  1 Bathroom  1 Reception



## AT A GLANCE...

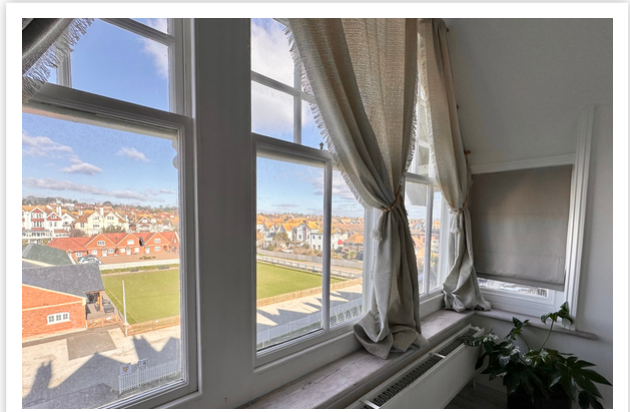
This exceptional apartment boasts breath-taking, uninterrupted sea views across the Channel, stretching as far as Beachy Head. Forming part of an impressive Grade II listed building, the property is rich in character and period charm. Ideally positioned adjacent to the iconic seafront promenades, it is also just a short walk from the town centre amenities and mainline railway station.

A well-maintained communal entrance hall provides partial lift access to the top floor, in addition to stairs. The impressive open-plan reception room is a true highlight, perfectly framing the stunning coastal outlook and offering generous space for both living and dining furniture. The modern, well-appointed kitchen is fitted with an integrated oven, microwave, fridge/freezer, slimline dishwasher and washing machine. A bespoke central island unit incorporates a ceramic hob and tailored seating.

The apartment offers two bedrooms, both enjoying an attractive outlook over the bowling greens. A contemporary fitted shower room is complemented by the added convenience of a separate cloakroom. To fully appreciate everything this superb coastal home has to offer, early viewing is highly recommended.

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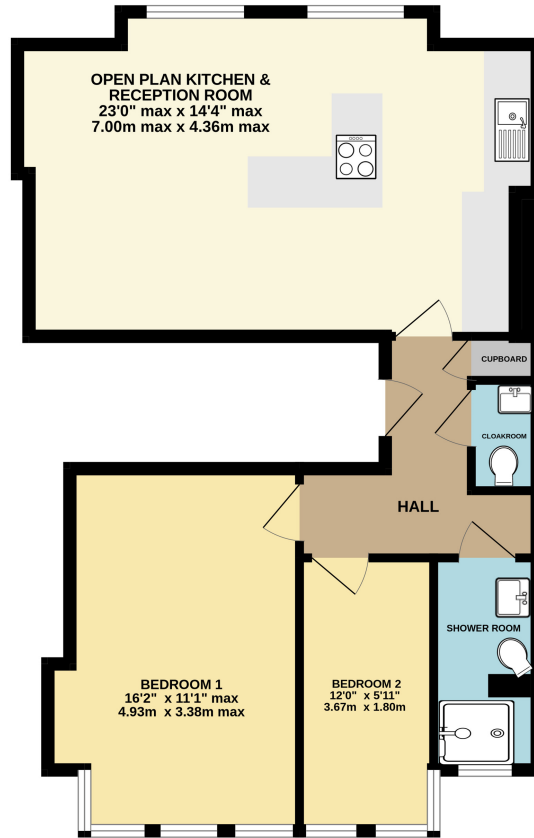


### Key Features:

- Exceptional Top Floor Apartment
- Contemporary Fixtures & Fittings
- Partial Lift Access To The Top Floor
- Short Walk To Town Centre & Train Station
- Uninterrupted Sea Views
- Two Bedrooms
- No Onward Chain

  
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TOP FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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### Location

The apartment occupies part of the top floor of this award winning block. Located a short walk from Bexhill Town Centre, where you can find an array of well-regarded restaurants, shopping facilities and adjacent to the iconic seafront promenades. Bexhill mainline railways station is just 0.3 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

### Lease & Maintenance Information

Tenure - Share Of Freehold  
Remaining Lease Term -  
Maintenance Charge -  
Ground Rent - N/A.

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