



7a Bolebrooke Road, Bexhill-on-Sea, East Sussex, TN40 1EN

An Immaculate First Floor Apartment Close To Town & Seafront £229,950



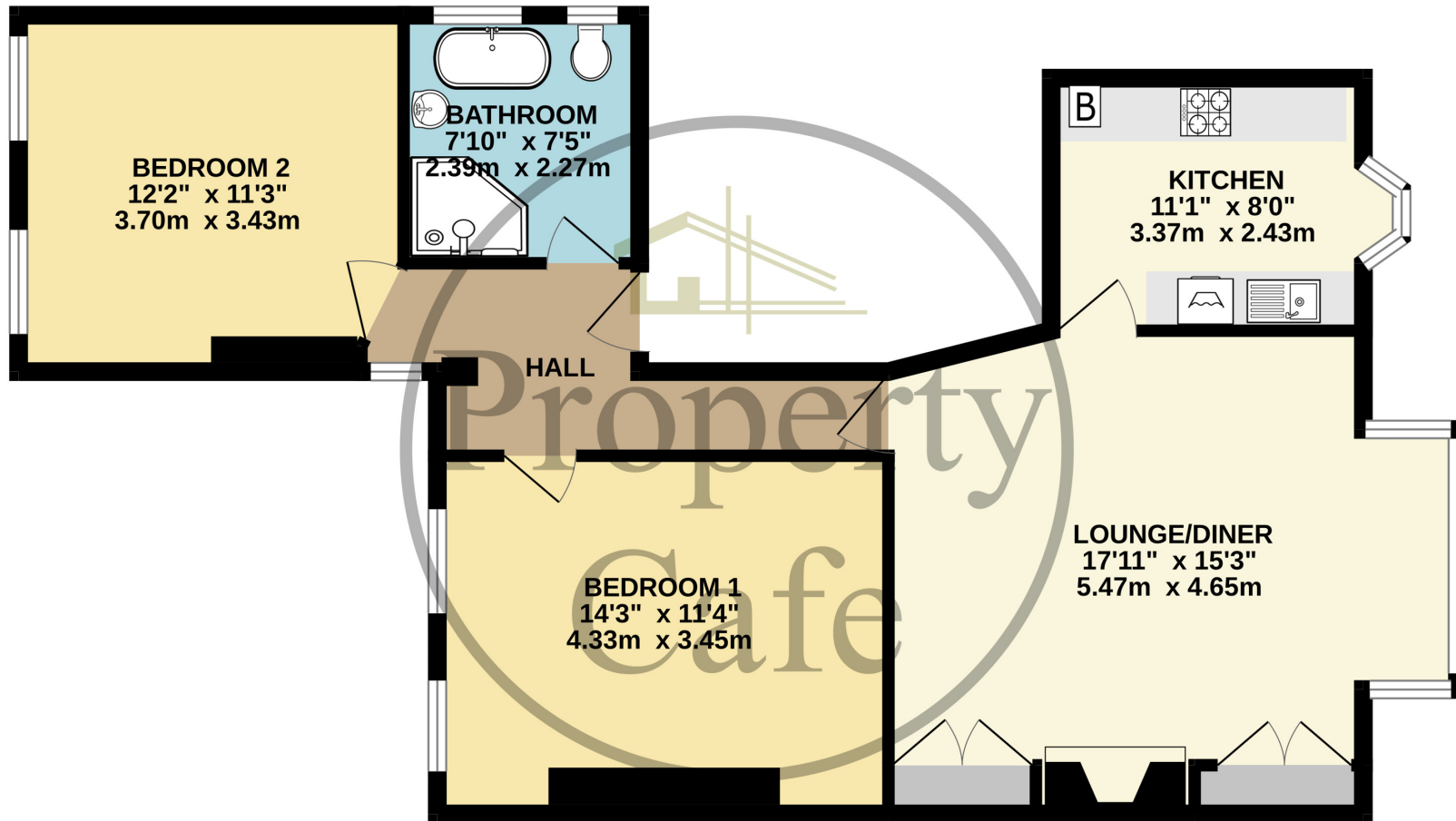


The Property Cafe is delighted to offer for sale the immaculate **Two Bedroom First Floor Apartment** situated in sought after location close to the heart of Bexhill, seafront & promenade. Accommodation and benefits include; A secure and well looked after communal entrance hall, a good size inner hall, a spacious West facing lounge/diner offering ample space to relax & entertain with a feature bay window offering angled sea views, a modern fitted kitchen with ample working & storage space, two spacious bedrooms and an lovely x4 piece bathroom with both shower & Victorian style roll top bath. The apartment is being offered for sale in good decorative condition and benefits also include gas central heating, double glazing. You may also note that the apartment belongs to a well maintained Victorian building and has a long 960 year lease & low outgoings. **Location:** 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 and 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 are regular bus services close by with services to Eastbourne and Hastings along with Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London



# FIRST FLOOR

728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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The property Cafe Is Delighted to Offer For Sale This Immaculate First Floor Two Bedroom Apartment \* With A Spacious West Facing Lounge-Diner (With Angled Sea View) \* A Modern Fitted Kitchen With Ample Storage & Working Space \* Two Good Size Double Bedrooms \* A Bespoke X4 Piece Bathroom Suite With Both Shower & Victorian Style Bath \* A Good Size & Well Presented Inner Hall \* Central Heated & Fully D.Glazed \* A Well Presented Apartment With Neutral Decoration Throughout \* A Secure & Well Kept Communal Entrance \* Located In A Highly Sought After & Quiet Location Adjacent To The Seafront \* Close To Town Centre & Station \* Long 960 Year Lease & Low Outgoings \* Viewing Highly Recommended \* Call Our Bexhill Team On 01424 224488





Tenure: Leasehold : Lease Length Approx 960 Years Remaining (Maintenance Charge Calculated On An As & When Required Basis) Ground Rent: TBA

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.

- Immaculate First Floor Apartment
- West Facing Lounge-Diner With Sea View
  - Modern Fitted Kitchen
- Two Good Size Double Bedrooms
- Bespoke X4 Piece Bathroom Suite
- Good Size & Well Presented Inner Hall
  - Central Heated & Fully D.Glazed
- Secure & Well Kept Communal Entrance

- Highly Sought After & Quiet Location
- Located Adjacent To The Seafront
- Close To Town Centre & Station
- A Well Presented Apartment Throughout
- Long 960 Year Lease & Low Outgoings
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[www.propertycafe.co](http://www.propertycafe.co)



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