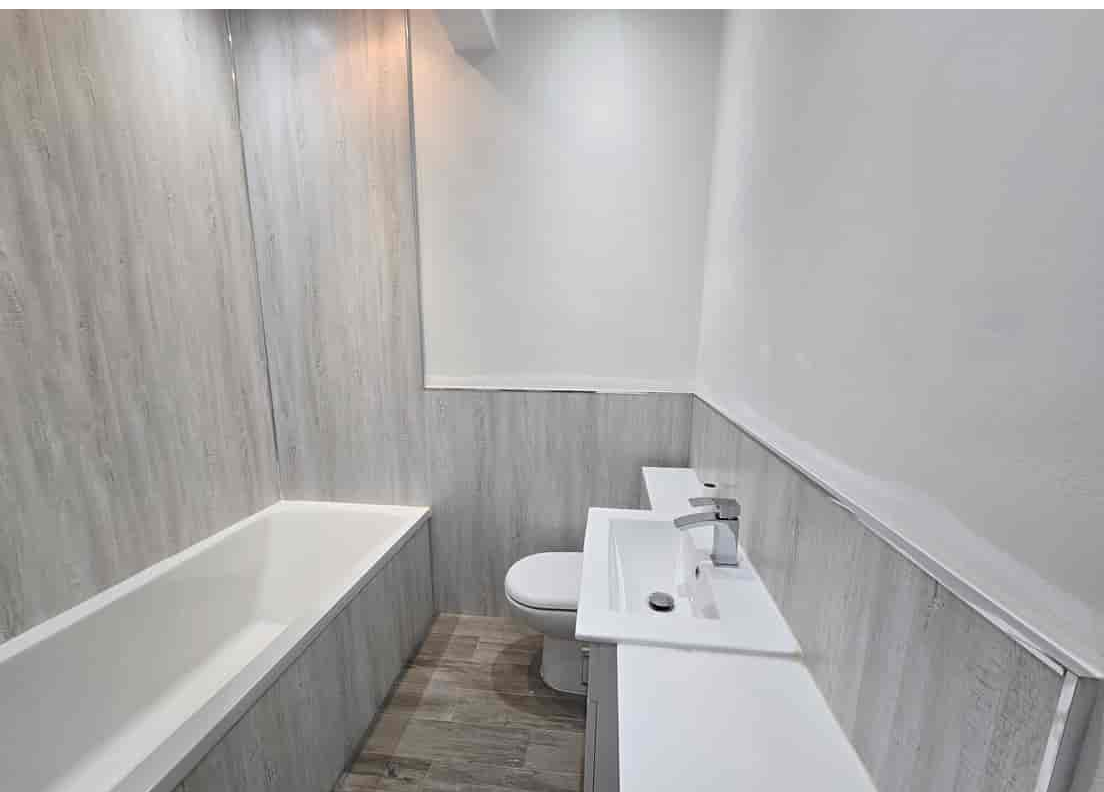




46B Western Road, Bexhill-on-Sea, East Sussex, TN40 1DY

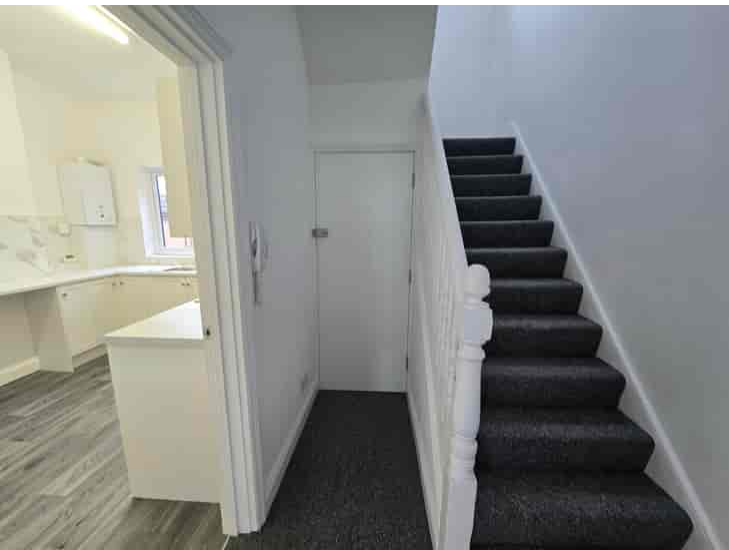
Newly Converted Two Bedroom Split Level Town Centre Apartment £225,000 - Leasehold



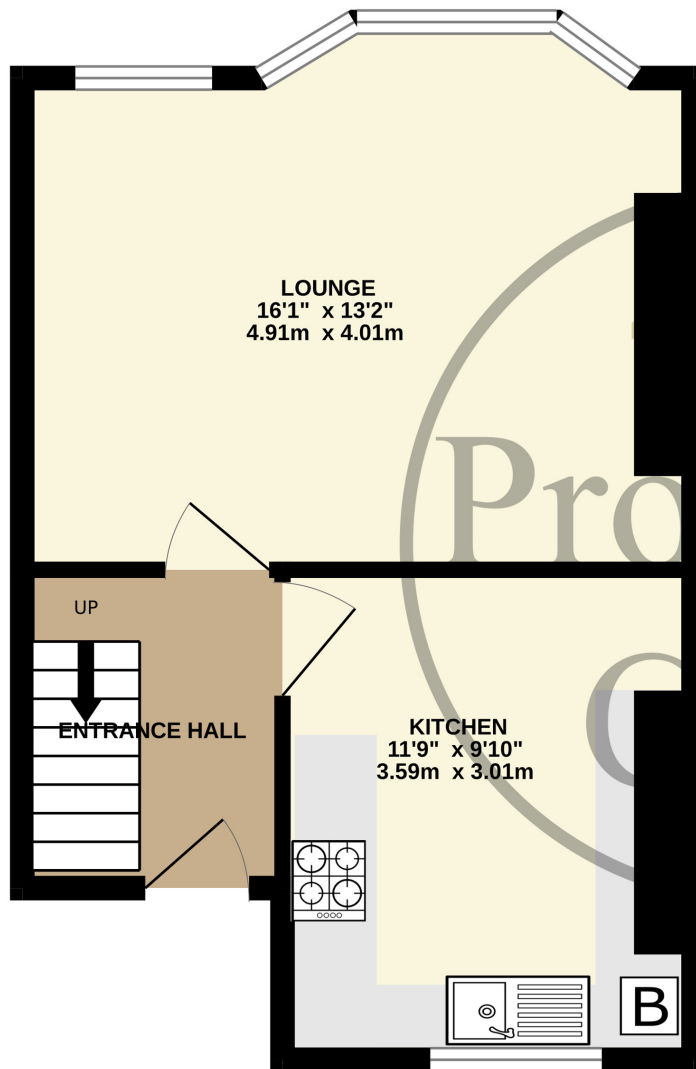




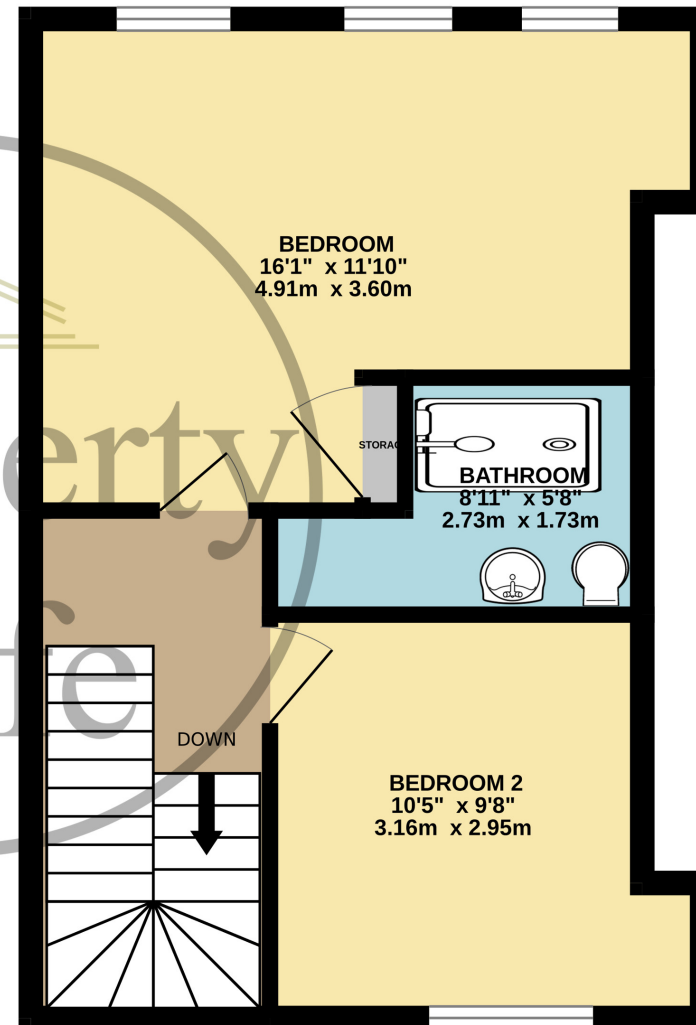
A Spacious Split Level Apartment \* Two Good Size Double Bedrooms \*  
Spacious Lounge Diner With Bay Window \* Modern Fitted Kitchen &  
Bathroom \* Newly Converted & Fully Refurbished Accommodation \* Central  
Heated & Double Glazed \* Neutral Decoration Throughout \* Newly Fitted  
Carpets & Flooring \* New 125 Year Lease & Low Outgoings \* Convenient  
Town Centre Location \* Immaculately Presented Throughout \* Newly  
Converted Apartment \* Immaculate Throughout \* Easy Access To The  
Mainline Station & Seafront \* Being Sold With No Onward Chain \* Viewing  
Highly Recommended Please Contact Our Bexhill Sales Team 01414 22488



**SECOND FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**THIRD FLOOR**  
363 sq.ft. (33.8 sq.m.) approx.



**TOTAL FLOOR AREA : 712 sq.ft. (66.2 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.  
Made with Metropix ©2025



**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** No Parking Available.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.



A Spacious Split Level Apartment \* Two Good Size Double Bedrooms \* Spacious Lounge Diner With Bay Window \* Modern Fitted Kitchen & Bathroom \* Newly Converted & Fully Refurbished Accommodation \* Central Heated & Double Glazed \* Neutral Decoration Throughout \* Newly Fitted Carpets & Flooring \* New 125 Year Lease & Low Outgoings \* Convenient Town Centre Location \* Immaculately Presented Throughout \* Newly Converted Apartment Being Sold With No Onward Chain \* Viewing Highly Recommended Please Contact Our Bexhill Sales Team 01414 22488.





The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious Split Level Apartment
- Two Good Size Double Bedrooms
- Spacious Lounge Diner With Bay Window
  - Modern Fitted Kitchen & Bathroom
- Newly Converted & Fully Refurbished
  - Central Heated & Double Glazed
  - Neutral Decoration Throughout
- Newly Fitted Carpets & Flooring
- New 125 Year Lease & Low Outgoings
- Convenient Town Centre Location
- Immaculately Presented Throughout
  - Newly Converted Apartment
  - Sold With No Onward Chain
  - Viewing Highly Recommended.