



BURGESS & CO.  
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22 Amherst Road, Bexhill-On-Sea, TN40 1QJ

Offers Over £199,950  
Leasehold - Share of Freehold





**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are delighted to bring to the market this bright and spacious maisonette occupying the first and second floor of this charming property. Ideally located being close to Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation is accessed via a private entrance with stairs rising to the first floor giving access to a hallway, a 17'1 living room, a fitted kitchen, a double bedroom, a family bathroom and a separate w.c. Further stairs rise to the second floor giving access to an additional two double bedrooms. Benefits include double glazing, gas central heating, a good standard of decoration throughout and externally there is a small courtyard area and a private single garage. To be sold chain free with vacant possession. Viewing highly recommended by vendor's sole agent.

**Private Entrance**

With stairs leading to

**First Floor Landing**

With radiator, double glazed window to the side.

**Living Room/Diner**

17'1 x 13'5

With radiator, feature surround, double glazed bay window to the front.

**Kitchen**

10'6 x 10'0

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, space for cooker with extractor hood over, space for appliances, built-in cupboard housing Worcester boiler, double glazed window to the front.

**Bedroom One**

15'1 x 13'5

With radiator, storage cupboard, double glazed window to the rear.

**Bathroom**

10'6 x 7'1

Comprising bath with shower over & screen, vanity unit with inset wash hand basin, partly tiled walls, radiator, double glazed frosted window to the rear.

**Separate W.C**

Comprising low level w.c, double glazed frosted window to the side.

**Second Floor Landing**

With eaves storage cupboard, double glazed window to the side.

**Bedroom Two**

15'0 x 13'0

With radiator, built-in wardrobe, double glazed window to the front.

**Bedroom Three**

13'0 x 12'6

With radiator, double glazed window to the rear.

**Outside**

There is a small courtyard area.

**Garage**

16'1 x 8'2

With up & over door.

**NB**

There is the remainder of a 999 year Lease from 25 December 1970 to include a share of the Freehold. We have been advised that the service charges are on an as & when basis. Council tax band: B

