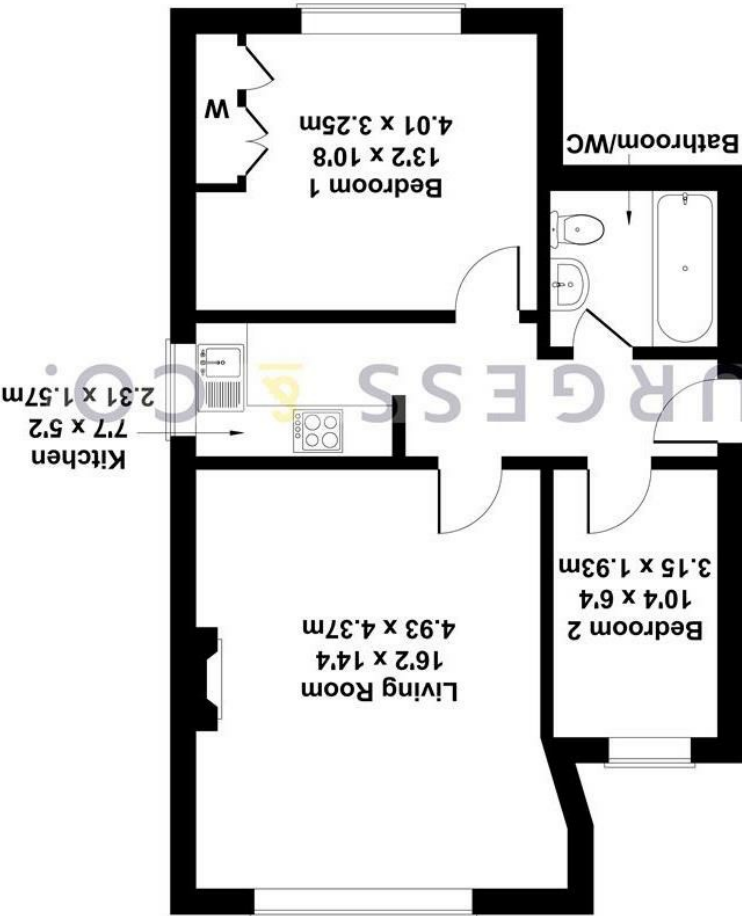


Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Wilton Road  
Approximate Gross Internal Area  
560 sq ft - 52 sq m

BURGESS & CO.  
01424 222255

Flat 6, 11 - 13 Wilton Road, Bexhill-On-Sea, TN40 1HY

Offers Over £150,000  
Leasehold - Share of Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market a spacious and well-presented two bedroom top floor apartment being ideally located within walking distance to the amenities of Bexhill Town Centre including the shops, restaurants, bus services, mainline railway station with direct links to London and the seafront. The accommodation comprises an entrance hall, a good sized living room with feature fireplace, a fitted kitchen, two bedrooms and a fitted bathroom/w.c. The property additionally benefits from gas central heating, double glazing, a private loft space and a share of the Freehold. To be sold chain free with vacant possession. Viewing is considered essential to fully appreciate all this property has to offer.

Communal Entrance Hall

With entry-phone system, stairs to

Top Floor

With private front door to

Entrance Hall

With entry-phone system, smoke detector, fuse box, digital thermostat.

Living Room

16'2 x 14'4  
With two radiators, exposed wooden flooring, feature fireplace, ceiling fan with light, double glazed window to the front.

Kitchen

7'7 x 5'2  
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, new fridge/freezer, new electric cooker, electric hob, radiator, double glazed window to the side.

Bedroom One

13'2 x 10'8  
With radiator, fitted cupboards, ceiling light & fan, double glazed window to the rear.

Bedroom Two

10'4 x 6'4  
With radiator, double glazed window to the front.

Bathroom

Comprising bath with shower over & screen, low level w.c, pedestal wash hand basin, chrome heated towel radiator, partly aqua-panelled walls, extractor fan, access to loft being insulated & partially boarded housing boiler.

NB

We have been advised that there is the remainder of a 999 year Lease from 29 September 2016 to include a share of the

Freehold, the maintenance charge is approximately £1,300 per annum, which includes the buildings insurance and the Residents Association runs the property themselves. Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

