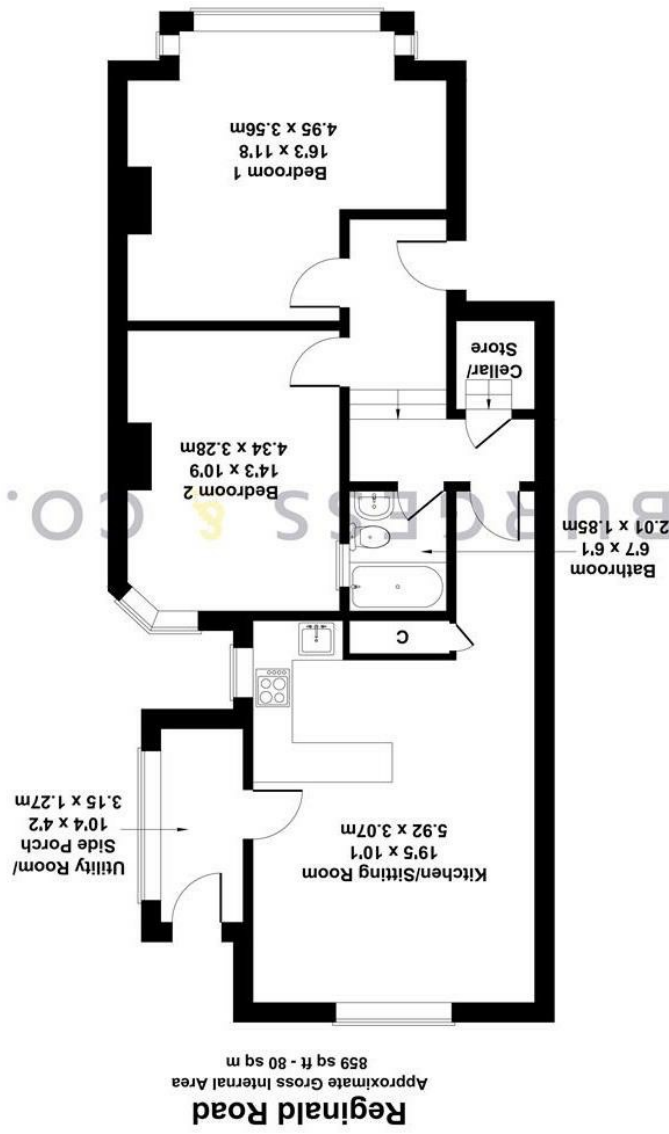




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BURGESS & CO.  
01424 222255

Ground Floor Flat, 13 Reginald Road, Bexhill On Sea, TN39 3PH

Offers In Excess Of £165,000  
Leasehold - Share of Freehold





01424 222255

Burgess & Co are delighted to bring to the market this charming flat occupying the entire ground floor of this period mid-terrace house. Ideally situated being within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, bus services, seafront and the iconic De La Warr Pavilion. The property is accessed via a communal entrance door, with a private front door leading into an entrance hallway. The accommodation comprises a 19'5ft open plan living room/kitchen, a side porch/utility room, two double bedrooms, a family bathroom and access to a cellar/storage area. The property benefits from modern electric radiators, immersion heater, double glazing throughout and a particular feature is the private, enclosed rear garden. Viewing is essential to appreciate all the property has to offer and the convenient location.

**Entrance Hall**

With original wooden flooring, electric radiator, door & steps down to Cellar/Store Room with light.

**Open Plan Living Room**

19'5 x 10'1  
With two electric radiators, feature electric wood burner, double glazed window to the rear. Door to side.

**Kitchen Area**

Comprising matching base units, worksurface, inset sink unit, space for cooker, undercounter space for fridge, original wooden flooring, cupboard housing Fischer boiler (fitted in 2020), double glazed frosted window to the side.

**Side Porch/Utility**

10'4 x 4'2  
With light & power connected, tiled floor, appliance space, double glazed frosted window to the side, double glazed door.

**Bedroom One**

16'3 x 11'8  
With feature fireplace, double glazed bay window to the front.

**Bedroom Two**

14'3 x 10'9  
With feature fireplace, double glazed part bay window to the rear.

**Bathroom**

6'7 x 6'1  
Comprising bath with shower head, low level w.c, wash hand basin, partly tiled walls, heated towel radiator, double glazed frosted window to the side.

**Outside**

To the rear there is a patio garden with raised flowerbeds, mature shrubs & plants, gated access to the rear.

**NB**

There is the remainder of a 999 year Lease to include

a share of the Freehold. We have been advised that the service charges are on an as & when basis. The buildings insurance is split 50/50 & the cost was approximately £379.66 for last year. Council tax band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

