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BURGESS & CO.

13 Clifford Court, Clifford Road, Bexhill-On-Sea, TN40 1QQ

01424 222255

£190,000 Leasehold - Share of Freehold

Clifford Road, TN40

Approximate Gross Internal Area = 74.5 sq m / 803 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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CHAIN FREE Burgess & Co are delighted to bring to the market this well proportioned second floor flat, forming part of this popular purpose built block. Ideally situated within a short walk from Bexhill Town Centre with its array of shops, restaurants, mainline railway station and the seafront. The property is accessed via a communal front door with lift and stairs to the second floor and a private front door to the flat. The well presented accommodation comprises an entrance hall, a spacious living room with access to a balcony with west facing views across the town towards the sea, a fitted kitchen, two double bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, a garage in a block to the rear as well as a private car park and a share of Freehold. Viewing is highly recommended to fully appreciate not only the convenient location but also the generous accommodation on offer.

Communal Entrance Hall
With entryphone system, stairs/lift to

Second Floor
With private front door to

Entrance Hall
With radiator, entry-phone system.

Living Room
16'11 x 12'11
With radiator, dual aspect with double glazed window to the side, double glazed sliding patio doors to the Balcony enjoying rooftop views.

Kitchen
12'10 x 9'11
Comprising matching range of wall & base units, worksurfaces, tiled splashbacks, inset sink unit, cooker with extractor hood over, washing machine, tumbler dryer, under counter fridge & freezer, tiled floor, double glazed window to the front.

Bedroom One
13'10 x 10'8
With radiator, built-in wardrobe, double glazed window to the side.

Bedroom Two
13'11 x 9'6
With radiator, two built-in wardrobes, double glazed window to the rear.

Bathroom
9'4 x 6'0
Comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, tiled walls, built-in cupboard housing boiler, double glazed frosted window to the rear.

Garage
There is a single garage in block to the rear of the property as well as a private car park.

NB
There is the remainder of a 999 year Lease from 29 September 1974. We have been advised that the service charge for the last year (to 28/09/26) was £3,909.94. Council tax band: B





















