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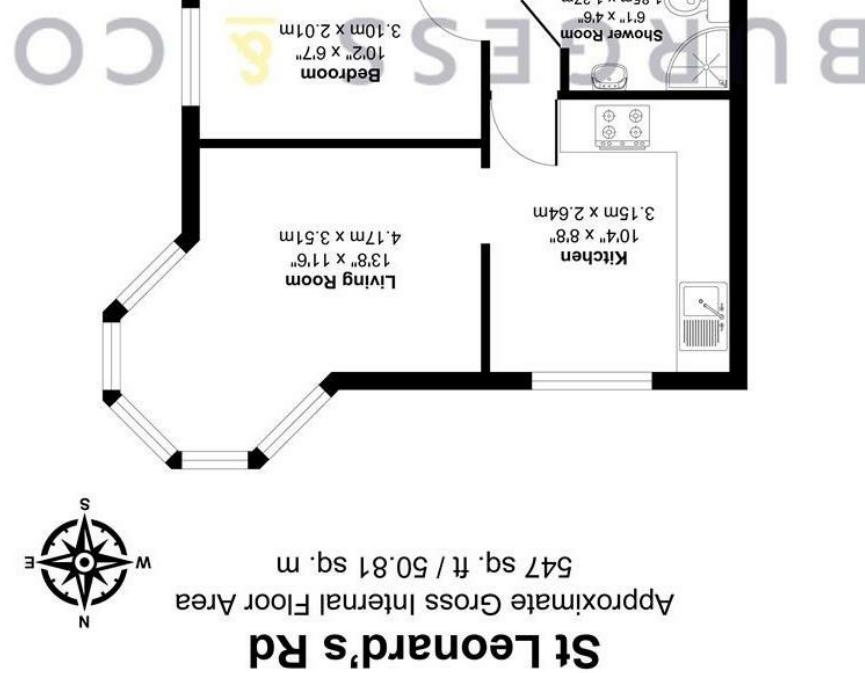
Devonshire Square, Bexhill-on-Sea, East Sussex, TN40 1AB

EST 2000

BURGESS &amp; CO.

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Third Floor



Approximate Gross Internal Floor Area

547 sq. ft / 50.81 sq. m

St Leonard's Rd

**BURGESS & CO.** Flat 4, 18A St. Leonards Road, Bexhill-On-Sea, TN40 1HN  
01424 222255

£155,000 Leasehold



\*\*CHAIN FREE\*\* Burgess & Co are delighted to present to the market this bright & spacious two bedroom second floor apartment. Situated in the desirable location of Bexhill Town Centre with its array of shops, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. This property comprises an entrance hall, a living room, a modern fitted kitchen, two bedrooms and a modern fitted shower room. Further benefits include some original features, electric heating, double glazed windows and a good standard of decoration throughout. Viewings are recommended by vendors sole agents.

#### Communal Entrance Hall

With stairs to

#### Second Floor

With private front door to

#### Entrance Hall

With entry-phone system, electric heater, storage, consumer unit.

#### Living Room

13'8 x 11'6

With double glazed sliding sash bay window.

#### Kitchen/Diner

10'4 x 8'8

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted electric hob, fitted Zanussi oven, integrated dishwasher, fridge/freezer, washing machine, double glazed sliding sash window.

#### Bedroom One

15'7 x 14'2

With feature fireplace, exposed wooden floor, wardrobe & chest of drawers, double glazed sliding sash window with views towards the sea.

#### Bedroom Two

10'2 x 6'7

With double glazed sliding sash window with views towards the sea.

#### Shower Room

6'1 x 4'6

Newly fitted comprising shower cubicle with electric shower, low level w.c, pedestal wash hand basin, vanity mirror, electric chrome towel radiator, fully tiled walls & floor, extractor fan, frosted borrowed light window.

#### NB

There is the remainder of a 189 year Lease from 29 September 1985 (149 years remaining). We have been

advised that the service charge is £2,219.63 per year and the ground rent is peppercorn. Council tax band: A

#### Energy Efficiency Rating

