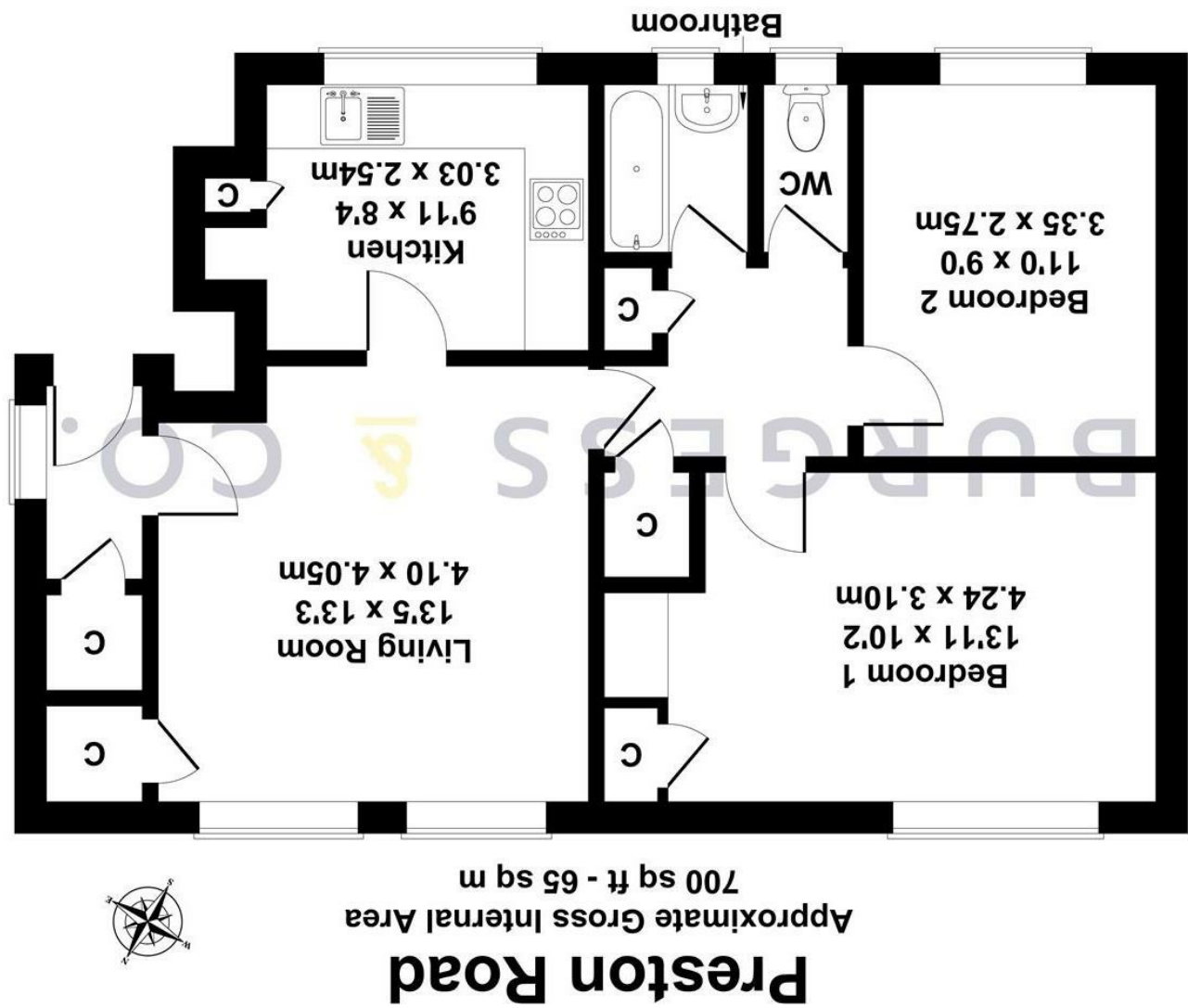


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BURGESS & CO.
01424 222255

84 Laughton House, Preston Road, Bexhill-On-Sea, TN39 5BP

£130,000 Leasehold



****CHAIN FREE**** Burgess & Co are pleased to present to the market this two bedroom second floor purpose built flat, located to the north of Bexhill in a residential area. Ideally situated being close to nearby amenities, bus services and local schools. Bexhill Town Centre is within two miles providing an array of shopping facilities, restaurants, mainline railway station and the seafront. The property does require some updating and the accommodation comprises an entrance lobby, a living room, a fitted kitchen, an inner hall, two bedrooms, a bathroom and a separate w.c. Further benefits include electric heating and double glazing. This would be an ideal first purchase or investment opportunity. Viewing recommended by vendors sole agents.

Entrance Lobby

With fitted cupboard, double glazed window. Door to

Living Room

13'5 x 13'3

With storage heater, feature fireplace, fitted cupboard, door to Inner Hall, two double glazed windows to the front. Door to

Kitchen

9'11 x 8'4

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, inset gas hob with extractor hood over, fitted oven, washing machine, space for appliance, double glazed window to the rear.

Inner Hall

With two fitted cupboards.

Bedroom One

13'11 x 10'2

With storage heater, fitted cupboard, double glazed window to the front.

Bedroom Two

11'0 x 9'0

With storage heater, double glazed window to the rear.

Bathroom

Comprising bath with mixer tap & shower attachment, vanity unit with inset was hand basin, partly tiled walls, double glazed frosted window to the rear.

Separate W.C

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

NB

There is the remainder of a 125 year Lease from 12

October 1987 and we have been advised that the service charge is approximately £143.76 per month.

Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

