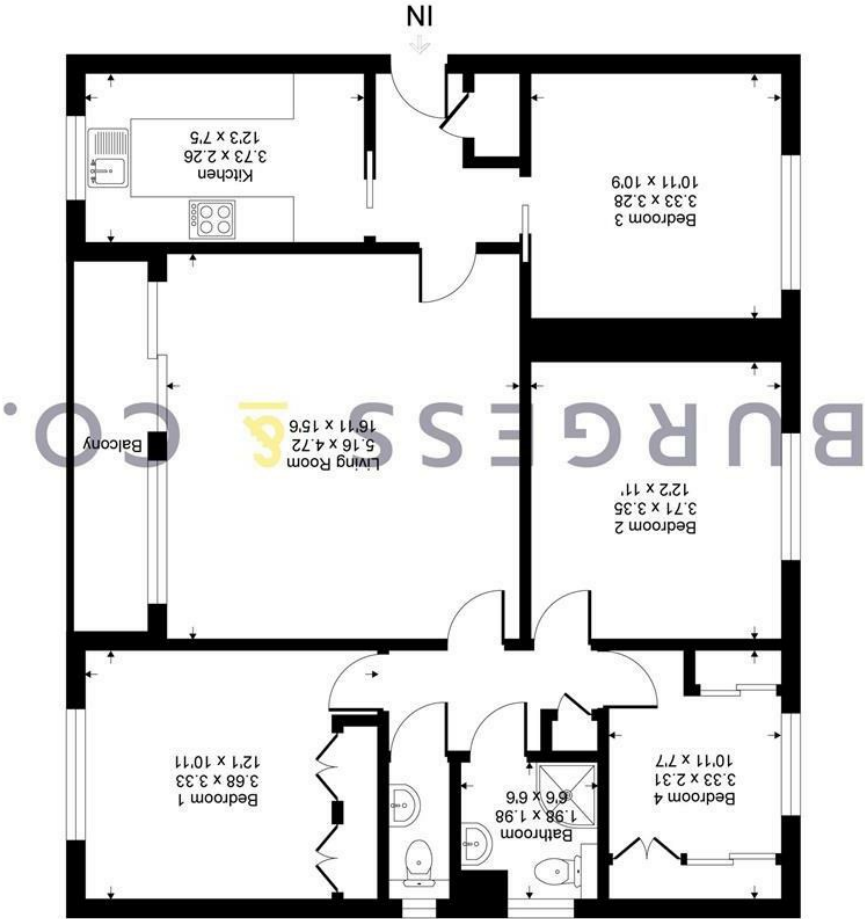




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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Upper Sea Road, TN40  
Approximate Gross Internal Area = 96.9 sq m / 1044 sq ft

BURGESS & CO.  
01424 222255

9 Cumberland Court, Upper Sea Road, Bexhill-On-Sea, TN40 1RP

£185,000 Leasehold



**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market this spacious three/four bedroom second floor purpose built flat, benefiting from a private balcony with stunning far reaching views towards sea views. Ideally situated within walking distance to Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. The property is accessed via a communal entrance with stairs/lift to the second floor and is now in need of updating. The accommodation comprises an entrance hall, a 16'11 living room, a kitchen, three/four bedrooms, a family shower room, and a separate w.c. The property benefits from gas central heating, a garage en bloc and a particular feature is the private balcony. Viewing is considered essential to not only appreciate all that this property has to offer but also the convenient location.

Communal Entrance Hall

With stairs &/or lift leading to

Second Floor

With private front door to

Entrance Hall

With radiator, storage cupboard.

Living Room

16'11 x 15'6

With radiator, feature electric fire, door to Inner Hall, double glazed sliding patio doors giving access onto a private Balcony enjoying a southerly aspect with views towards the sea.

Kitchen

12'3 x 7'5

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, space for cooker with extractor hood over, dishwasher, washing machine & tumble dryer, double glazed window enjoying views towards the sea.

Bedroom Three

10'11 x 10'9

With radiator, double glazed window.

Inner Hall

With fitted cupboard.

Bedroom One

12'1 x 10'11

With radiator, built-in wardrobe, double glazed window enjoying a southerly aspect with views towards the sea.

Bedroom Two

12'2 x 11'0

With radiator, double glazed window.

Bedroom Four

10'11 x 7'7

With radiator, double glazed window.

Shower Room

6'6 x 6'6

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, shaver point, tiled walls, radiator, double glazed frosted window.

Separate W.C

Comprising low level w.c, wash hand basin, tiled walls, double glazed frosted window.

Garage

With up & over door.

Outside

There are communal gardens being mainly laid to lawn.

NB

We have been advised that there are 134 years remaining on the Lease, the annual service charge is £2,027.86 and the ground rent is £2.50 half yearly in arrears for garage plus £7.50 for property managed by Rother Estates. Pets are not permitted. Subletting is allowed providing it is not partially sublet or used as a business. Council tax band: B

