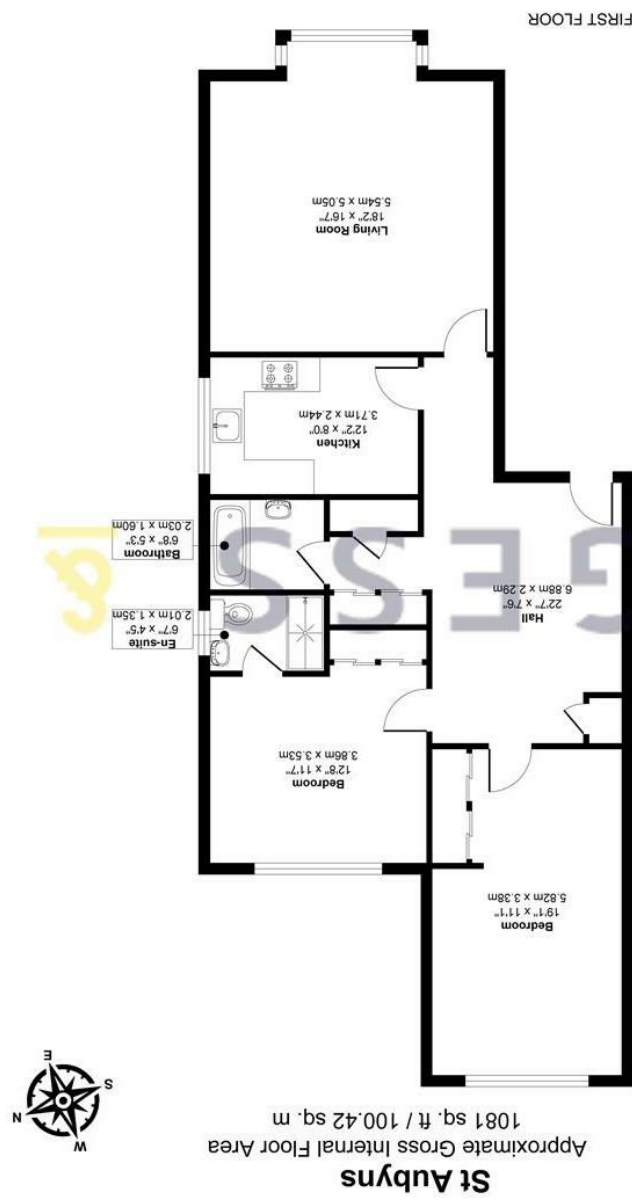


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**BURGESS & CO.**  
01424 222255

Flat 3 St. Aubyns, Brassey Road, Bexhill-On-Sea, TN40 1LD

£279,950 Leasehold -  
Share of Freehold



01424 222255

Burgess & Co are delighted to present to the market this exceptionally spacious two double bedroom first floor flat, situated in a sought after area being within walking distance to the seafront as well as the town centre with its shops, restaurants, mainline railway station, bus services and the iconic De La Warr Pavilion. The property is well presented throughout and the accommodation comprises a large entrance hall, an 18'2 living room, a modern kitchen, a double bedroom with en-suite shower room, a further double bedroom with dressing area, a separate w.c and a modern bathroom. Further benefits include gas central heating, double glazing, ample storage, a garage to the rear and a share of Freehold. Viewing is considered essential to fully appreciate all this lovely property has to offer.

**Communal Entrance Hall**

With entry-phone system, stairs to

**First Floor**

With private front door to

**Entrance Hall**

22'7 x 7'6

Spacious area with radiator, entry-phone system, two fitted cupboards.

**Living Room**

18'2 x 16'7

With radiator, double glazed bay window to the front enjoying views towards the sea.

**Kitchen**

12'2 x 8'0

Comprising matching range of wall, base & drawer units, worksurface, inset Butler sink unit, tiled splashbacks, fitted electric oven, fitted electric hob with extractor hood over, space for washing machine, slimline dishwasher & standing fridge/freezer, space for table, radiator, double glazed window to the side.

**Bedroom One**

12'8 x 11'7

With radiator, fitted wardrobes, double glazed window to the rear. Door to

**En-suite Shower Room**

6'7 x 4'5

Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, chrome heated towel radiator, tiled walls, double glazed frosted window to the side.

**Bedroom Two**

19'1 x 11'1

With radiator, dressing area with fitted wardrobes, double glazed window to the rear.

**Bathroom**

6'8 x 5'3

Comprising panelled bath with mixer tap, shower attachment & glass screen, vanity unit with inset wash hand basin, chrome heated towel radiator, tiled walls, double glazed frosted window to the side.

**Separate W.C**

Comprising low level w.c.

**Garage/Parking**

Located to the rear with up & over door, light & power as well as offering a parking space in front of the garage.

**NB**

There is the remainder of a 999 year Lease from 25 December 1985 to include a share of Freehold. We have been advised that

the service charges are approximately £2,600 pa to include communal cleaning & buildings insurance. Council tax band: D

