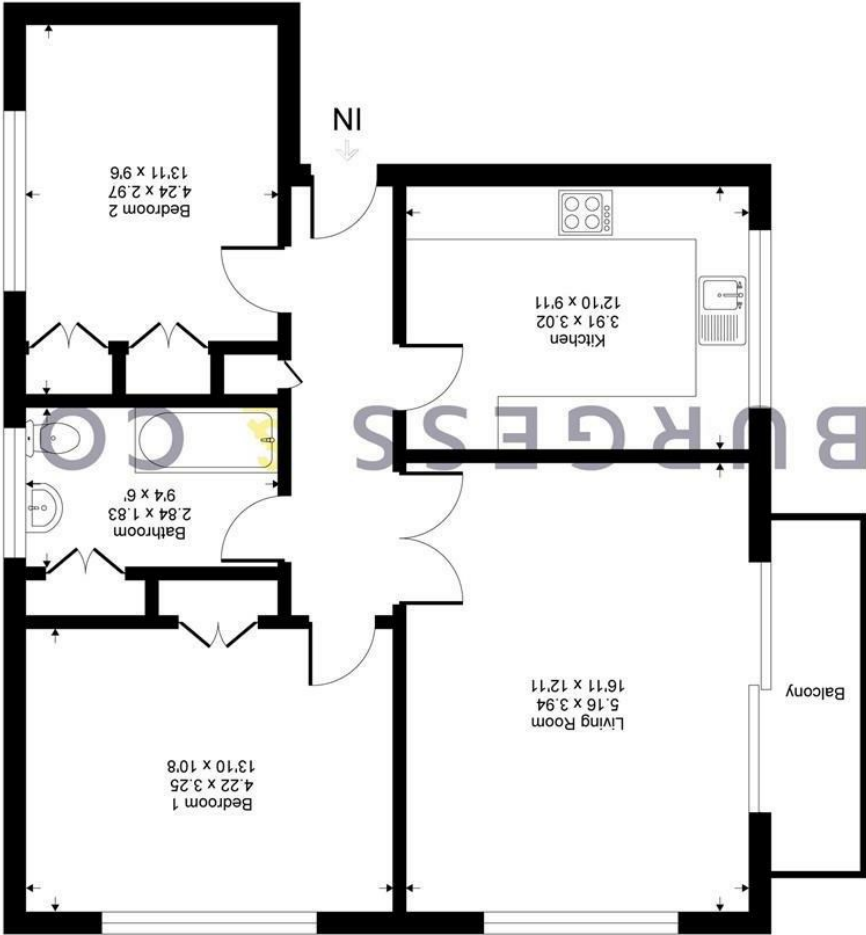




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.

Copyright Casaphoto Ltd. 2026 - Produced for Burgess and Co



Clifford Road, TN40
Approximate Gross Internal Area = 74.5 sq m / 803 sq ft

BURGESS & CO.
01424 222255

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

£200,000 Leasehold -
Share of Freehold



****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

Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC

