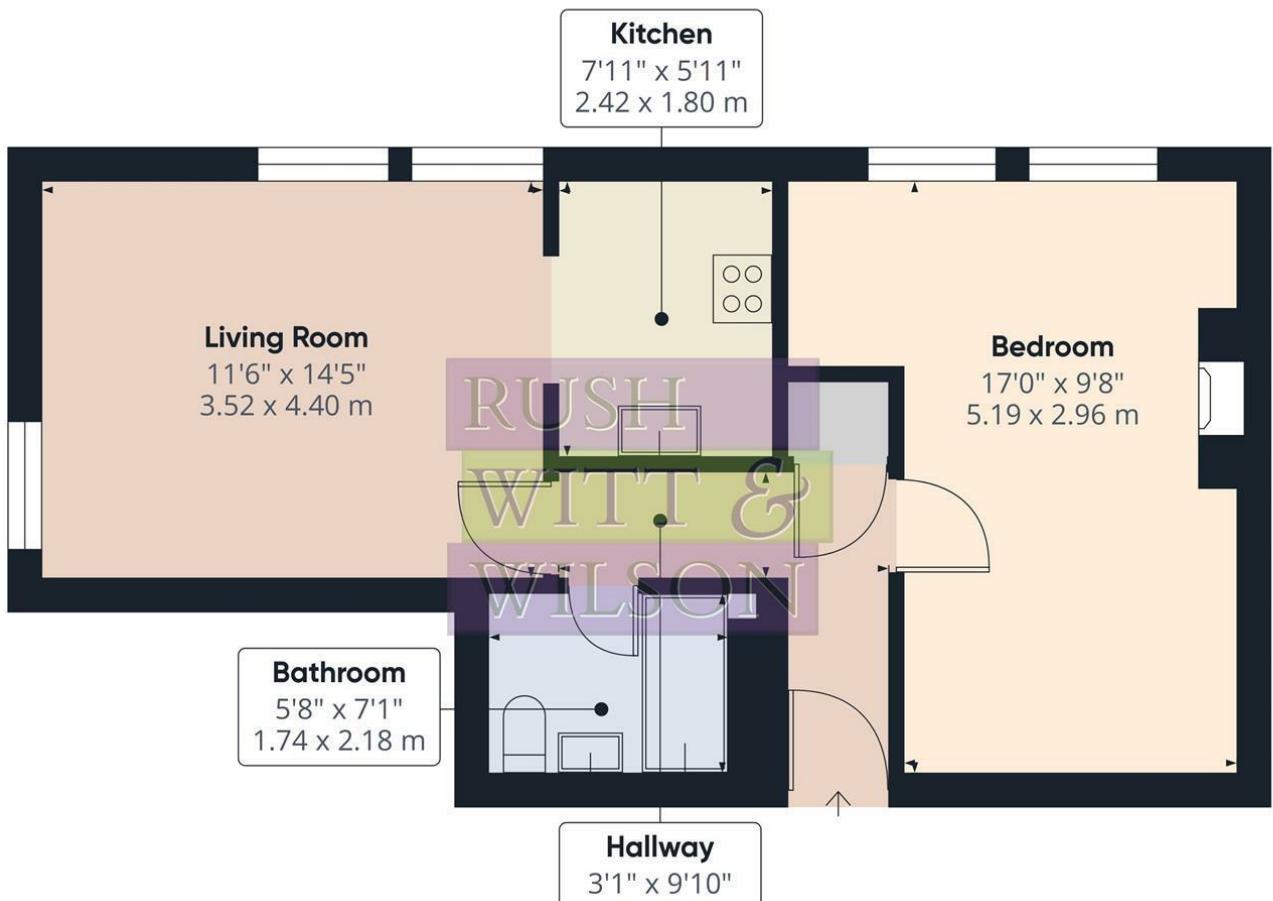




**6 Seagull House 371 Bexhill Road,
St. Leonards-On-Sea, TN38 8AJ
£140,000**

Nestled on Bexhill Road, we are delighted to present this exquisite first-floor converted flat, which is now available to the market chain-free. This one-bedroom property is an ideal choice for first-time buyers or those seeking a buy-to-let investment. Upon entering, you will be greeted by high ceilings that create a sense of space and light throughout the flat. The newly modernised kitchen and bathroom add a contemporary touch, ensuring that the property meets the needs of modern living. Residents will benefit from communal parking, making it convenient for both you and your guests. The location is particularly advantageous, with easy access to local amenities and transport links leading to Hastings and Bexhill, allowing for a seamless commute and a variety of leisure options. This property must be viewed to fully appreciate the overall space and potential it offers. Whether you are looking to make your first purchase or expand your investment portfolio, this flat presents a wonderful opportunity in a desirable location. Don't miss out on the chance to secure this delightful home.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			