**12 Trafalgar House Bedford Avenue, Bexhill-On-Sea, East Sussex TN40 1NJ**
**£425,000**

**Rarely available! A stunning two double bedroom duplex seafront apartment arranged over two floors, with double balconies to the fourth and fifth floor, panoramic sea views, lift, twin south facing balconies are accessible from both bedrooms and spacious living room, cloakroom and two bathrooms, en-suite to master bedroom, gas central heating system, double glazed windows and doors, duel entrance from the fourth and fifth floors, VACANT POSSESSION, underground parking, Share of freehold. Viewing comes highly recommended by RWW sole agents, Council Tax Band C.**

**Communal Entrance Hallway**
With door that leads to underground carpark, entry-phone system, lift and stairs lead to forth floor.

**Private Entrance Hallway (Forth Floor)**
With single radiator, large built in under stairs storage cupboard, entry-phone system.

**Living Room**
22'10" x 15'4" (6.96 x 4.69)
Three double radiators, two sets of French doors and windows lead out onto the south facing balcony with beautiful uninterrupted sea views, fireplace with real flame electric coal fire.

**Kitchen**
12'11" x 10'4" (3.94 x 3.17)
Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated washing machine, gas hob with extractor canopy and light, tiled splashbacks, integrated double oven with grill, double radiator, tiled floor, French doors lead into the living room, additional door leads to entrance hall.

**Cloakroom**
WC with low level flush, pedestal mounted wash hand basin, single radiator, tiled splashbacks.

**First Floor Landing (Fifth Floor)**
Single radiator, built in airing cupboard with vented pressurised system and slatted shelving, single radiator, additional entrance door to the fifth floor landing.

**Bedroom One**
18'6" x 10'11" (5.65 x 3.35)
French doors and windows lead onto additional sun balcony with stunning southerly sea views, two single radiators, built in wardrobe cupboard.

**En-Suite**
Comprising wc with low level flush, inset wash hand basin with vanity unit beneath, electric shaver point, mirror, tilled splashbacks, heated towel rail, bath with hand/shower attachment, shower screen.

**Bedroom Two**
15'5" x 11'3" (4.72 x 3.43)
French doors and windows lead out onto the sun balcony with stunning sea views, fitted mirror fronted wardrobe with shelving to either side, single radiator.

**Bathroom**
Suite comprising wc with concealed cistern, inset wash hand basin with vanity unit beneath, heated towel rail, walk in shower cubicle with chrome controls and chrome showerhead, sliding door.

**Outside**

**Communal Gardens**
Communal gardens to the front with stunning sea views.

**Underground Carpark**
Located in basement, accessed via lift

**Maintenance & Service Charge**
Share Of Freehold, 978 years remaining on the lease. Maintenance is approximately £1440 per annum.

**Agents Note**
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

4TH FLOOR
566 sq.ft. (52.5 sq.m.) approx.

5TH FLOOR
566 sq.ft. (52.6 sq.m.) approx.

TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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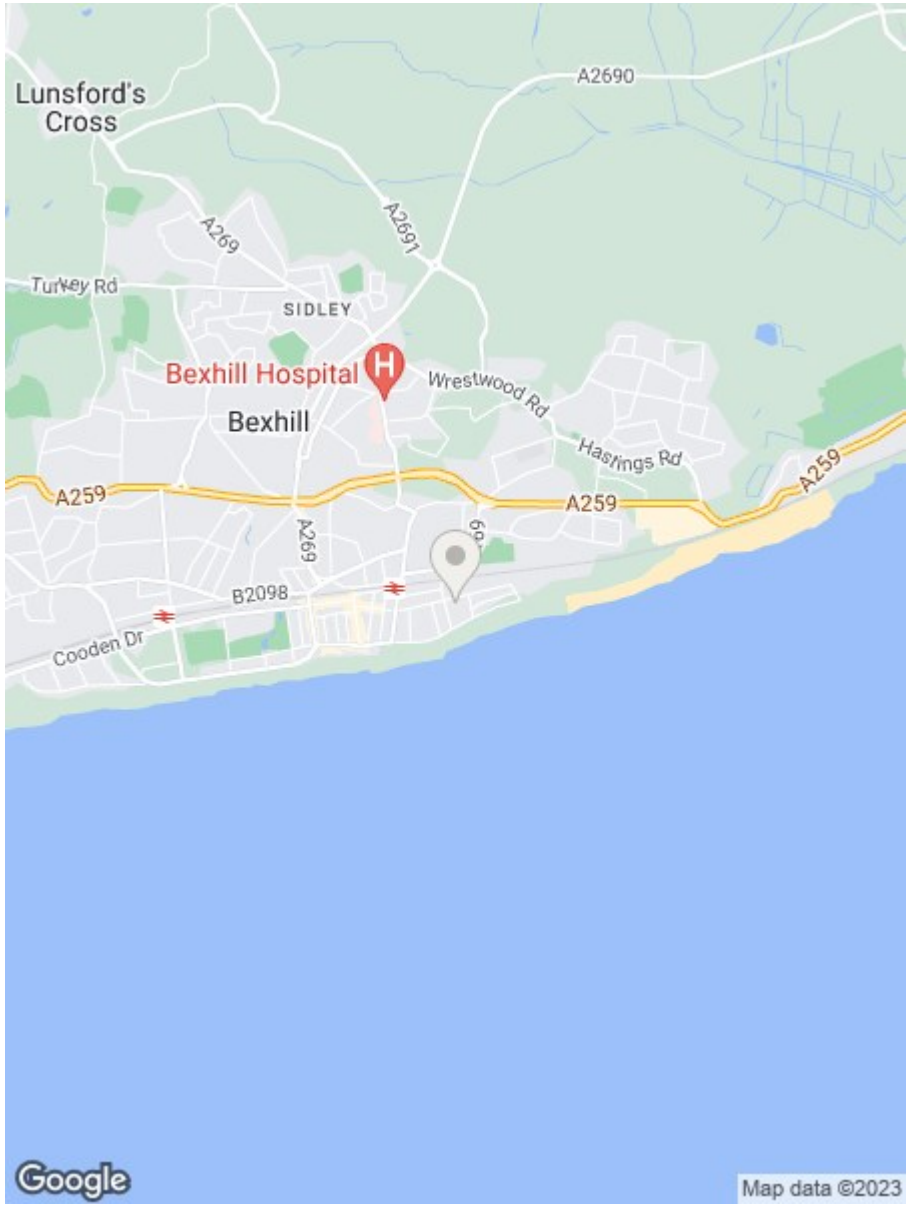


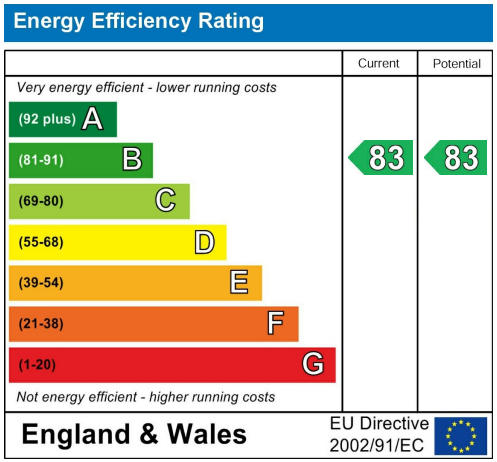


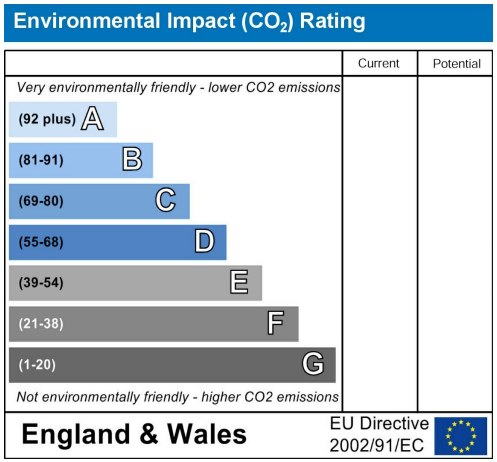


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