29 Magdalen Road, Bexhill-On-Sea, East Sussex TN40 1SD
Guide Price £382,000

***POTENTIAL INVESTMENT OR REDEVELOPMENT OPPORTUNITY* Situated in this impressive semi-detached Victorian house can be found a spacious one bedroom ground floor flat with gardens front and rear comprises bedroom; bathroom; kitchen/ breakfast room, bathroom, ground floor bedsit, two first floor bedsits with two separate kitchens and shared bathroom, cloakroom, top floor one bedroom self-contained flat comprises bedroom; living room; bathroom; kitchen. The current vendors have enjoyed an annual income of approx. thirty thousand pounds PA. The property is in need of refurbishment and comes with gas central heating system. Viewing comes highly recommended by RWW sole agents.**

Rental Values
Garden Flat £ 640 p/m
1- Bedsit £360 p/m
3- Bedsit £ 440 p/m
5- Bedsit £440 p/m
6- Top Floor Flat £ 540 p/m
PA approx. £30,000

Communal Entrance Hallway
With obscured glass windows to the front and side elevations, single radiator, gas meter cupboard and consumer unit.

Flat 2 - Garden Flat

Private Entrance Hall
With Entrance Door.

Living Room
11'10" x 12'10" (3.61 x 3.93)
Window to the side elevation, single radiator, built in storage cupboards.

Kitchen/Breakfast Room
13'1" x 11'11" (4.01 x 3.65)
Windows to both the side and rear elevations, door leads to the rear elevation, covered radiator, fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, one and half bowl composite sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, oven and grill with electric hob, extractor canopy and light above, cupboard housing the combination gas central heating and domestic hot water boiler.

Bedroom
20'8" x 12'4" (6.31 x 3.78)
French doors and windows overlook and lead out onto the rear garden, original fireplace, two single radiators.

Bathroom
Walk in shower with sliding door, wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, single radiator, two obscured glass windows overlook the side elevation, tiled splashback.

Front Garden
Mainly mature shrubbery can be found, side access and front entrance.

Rear Garden
Mainly laid to lawn with beautiful and mature shrubbery, plants and trees of various kinds, brick built outhouse with door and windows to the front.

Flat 1 - Bedsit
17'7" x 17'2" (5.36 x 5.25)
Located on the ground floor, bay window to the front elevation, double radiator and single radiator. Kitchenette area comprising base and wall units with laminate worktop, single drainer sink unit, space for fridge or freezer.

First Floor Landing
Communal Stairs to first floor, single radiator.

Cloak Room
WC with low level flush, single radiator, window to the side elevation.

Bathroom
Panelled bath with hand/shower attachment, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks, single radiator.

Flat 3 - Bedsit
18'1" x 13'11" (5.53 x 4.25)
Bay window to the front elevation, double radiator, tiled fireplace, sink unit with single drainer and base unit beneath.

Kitchen/Breakfast Room
Window to the front elevation, single radiator, stainless steel sink unit with base unit.

Flat 5 - Bedsit
17'1" x 12'10" (5.22 x 3.93)
Window to the rear elevation, double radiator, cast iron fire place, wash hand basin with tiled splashback.

Kitchen
11'10" x 7'9" (3.61 x 2.37)
Window to the rear elevation, fitted kitchen comprising base units with laminate worktops, shelving, single drainer stainless steel sink unit, space for fridge/freezer, pantry cupboard.

Second Floor Landing
Communal Stairs to the second floor landing with window to the side elevation.

Flat 6- Top Floor Flat.

Cloakroom
WC with high level flush, single radiator, obscured glass window overlooks the side elevation.

Living Room
16'9" x 12'7" (5.11 x 3.84)
Window to the rear elevation with single radiator, built in storage cupboard.

Kitchen
11'9" x 8'5" (3.60 x 2.57)
Window to the side elevation, single radiator, door to eaves, laminate straight edge worktops, single drainer sink unit, plumbing for washing machine, space for tumble dryer, shelving, space for fridge/freezer.

Bedroom
12'1" x 14'11" (3.70 x 4.56)
Window overlooks the front elevation, single radiator, open tiled fire place, built in wardrobe cupboard.

Bathroom
Window to the side elevation, panelled bath, inset wash hand basin, linen cupboard, radiator, access to eaves storage.

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.

BREAD

TOTAL FLOOR AREA : 2622 sq.ft. (243.6 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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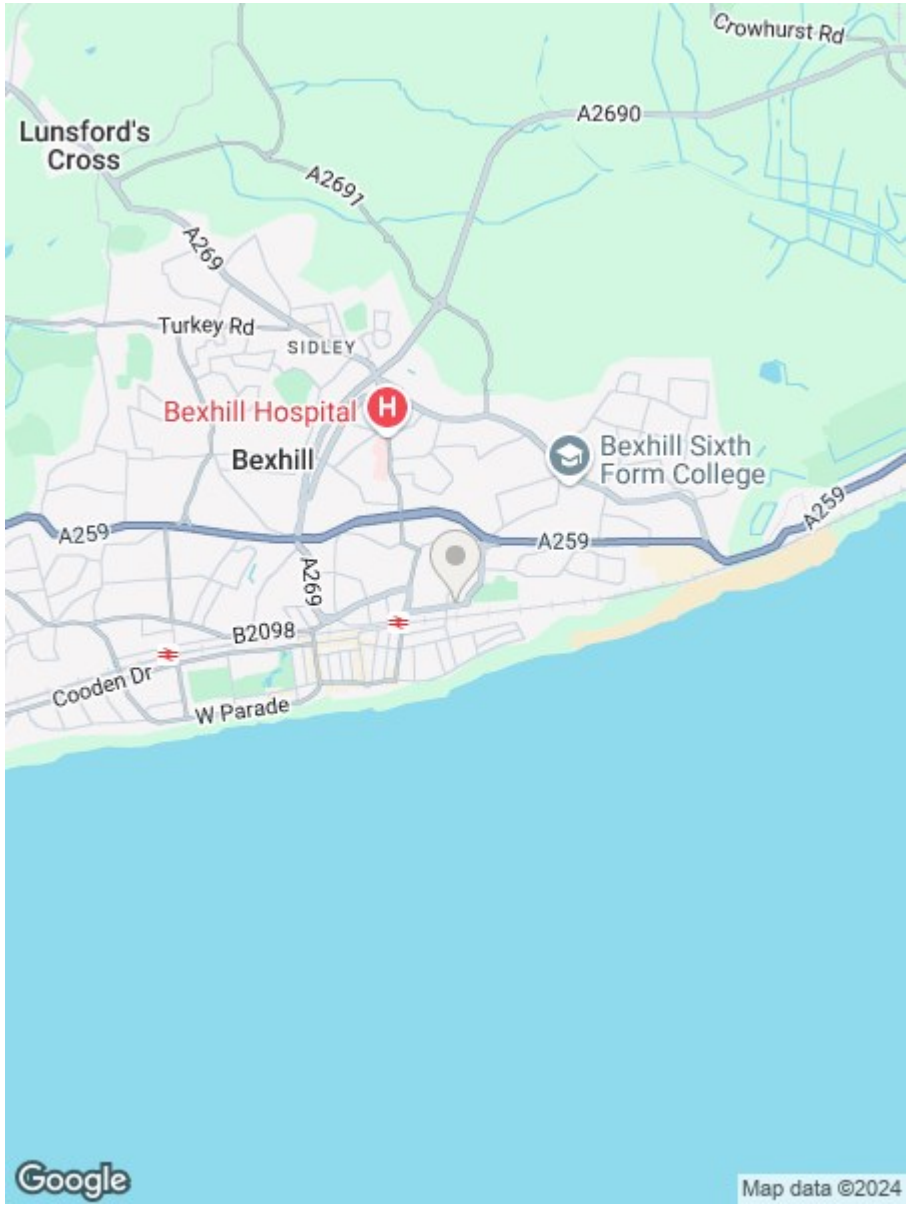

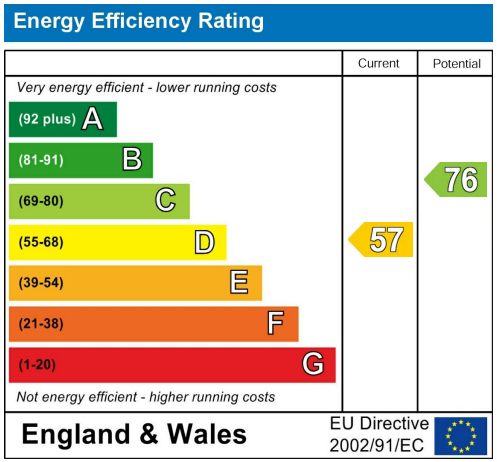

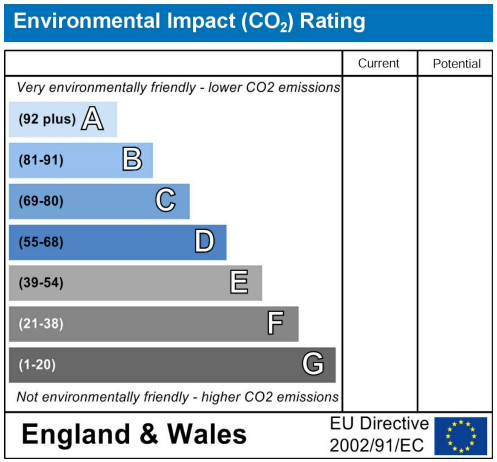

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