Flat 2, 12 Albert Road, Bexhill-On-Sea, East Sussex TN40 1DG
£179,500

*** Investment Buy To Let opportunity with tenant in situ, current rental £710 PCM * A well presented and spacious two bedroom first floor flat with living/dining room and kitchen/breakfast room, bathroom, westerly facing sun terrace, gas central heating system, double glazed windows & doors, share of freehold. The property is situated in Bexhill Town Centre with its excellent range of shopping facilities, services and mainline railway station to London.**

Communal Entrance Hallway
Then to the first floor

Private Entrance Hallway
With entrance door.

Living/Dining Room
16'7 x 13'5 (5.05m x 4.09m)
Bay window to the front elevation, double radiator.

Kitchen/Breakfast Room
12'1 x 11'2 (3.68m x 3.40m)
Window to the rear elevation. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, double drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, built-in larder cupboard, single radiator, breakfast bar with shelving, space for fridge/freezer, wall mounted gas central heating and domestic hot water boiler, tiled splashback.

Bedroom One
12'4 x 10'4 (3.76m x 3.15m)
Single radiator, door leads out to a westerly facing sun balcony. The sun balcony has a glass screen with hand rails and faces the westerly elevation.

Bedroom Two
12'4 x 8'9 (3.76m x 2.67m)
Window to front elevation, double radiator.

Bathroom
Suite comprising panelled bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin, part tiled walls, single radiator, obscure glass window overlooks the front elevation.

Lease & Maintenance Details
Share of freehold

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.

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TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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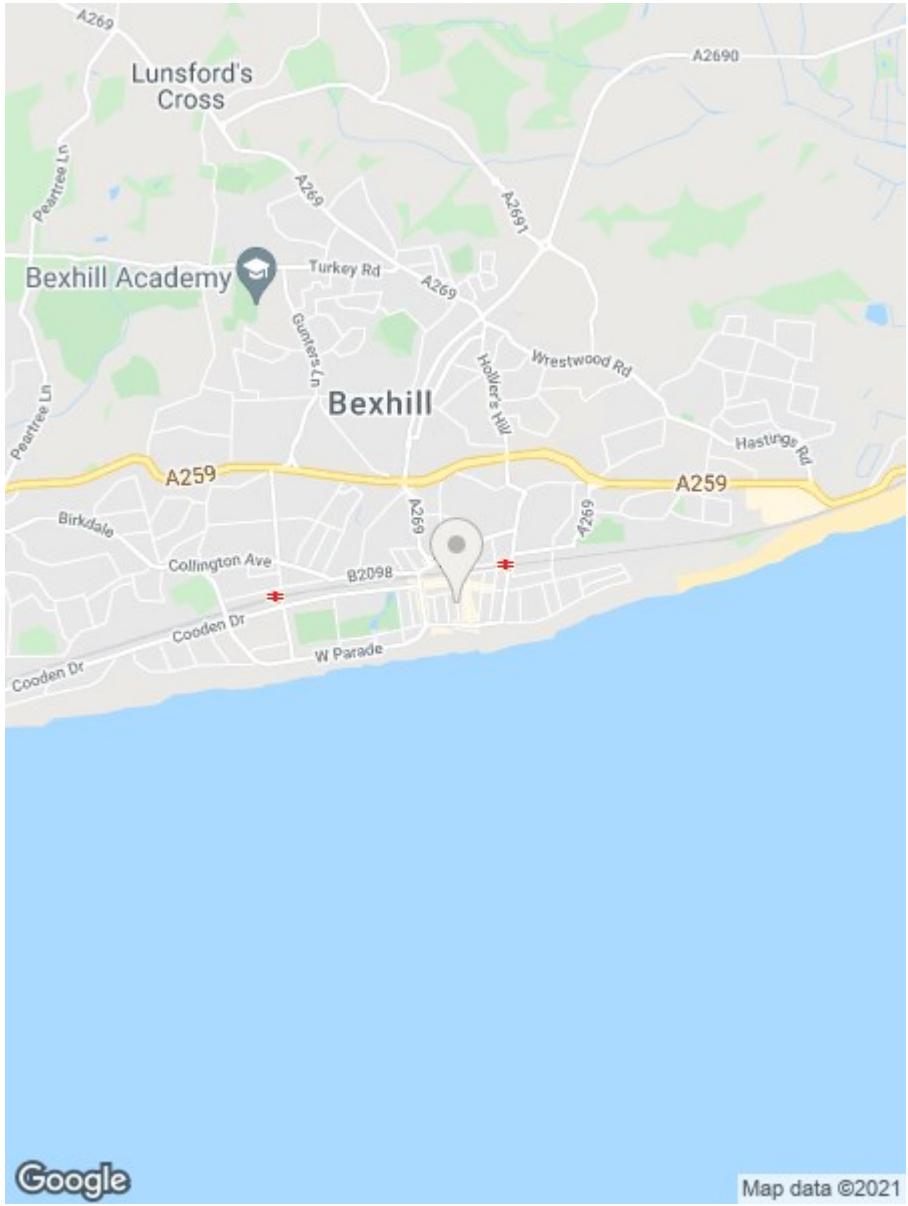

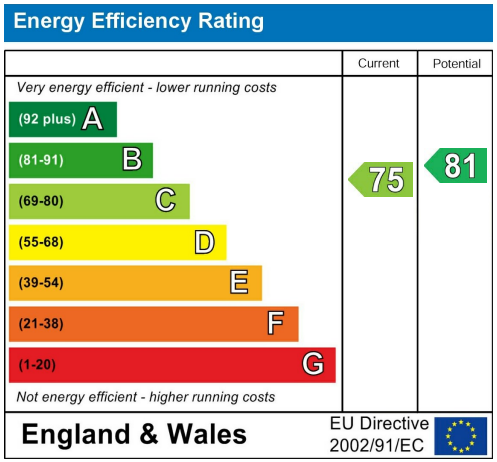

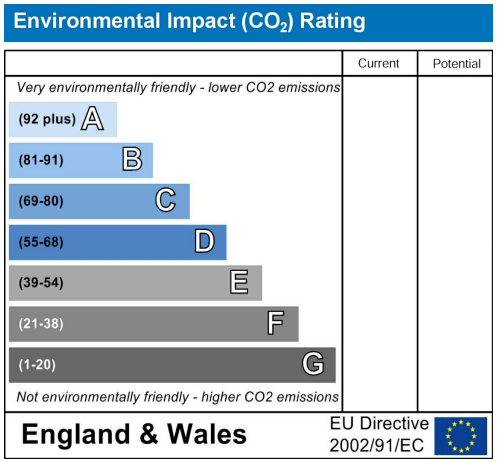

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