Flat 1, 26a St. Leonards Road, Bexhill-On-Sea, East Sussex TN40 1HT
Price Guide £160,000

A bright and spacious two bedroom flat, ideally situated in Bexhill town centre, with its wide range of amenities, Bexhill seafront and mainline train station with direct links to London Victoria, Gatwick Airport, Ashford international and Brighton. Comprising open plan living/kitchen space, two double bedrooms and modern bathroom. Other internal benefits include newly fitted double glazed windows and gas central heating to radiators, new roof within last two years, and new entrance door. Viewing comes highly recommended by RWW. Council Tax Band A.

Communal Hallway
With stairs to the first floor.

Entrance Hall
With entrance door, cloaks cupboard.

Living/Kitchen
14'0" x 12'10" (4.27 x 3.93)
Two double glazed windows to the south elevation, radiator, fitted kitchen comprising base and wall mounted units , built in oven with hob and extractor fan above, integrated fridge/freezer, plumbing for washing machine, wall mounted gas central heating boiler.

Bedroom One
13'11" x 12'11" (4.25 x 3.94)
With newly fitted double glazed sash windows & feature circular window to front elevation, radiator.

Bedroom Two
10'4" x 10'5" (3.17 x 3.19)
Double glazed window, radiator.

Bathroom
Double glazed window, panelled enclosed bath with mixer tap, wash hand basin with mixer tap, low level wc, part tiled walls.

Lease and Maintenance
109 years remaining on the Lease. Ground Rent £100 p/a.
Service charge:
Buildings insurance - £350 p/a
Management fee - £240 p/a
Fire Alarm Check - £60 p/a
Communal Electricity - £25 p/a

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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two four tea
DELI CAFE & TEA SHOP

FIRST FLOOR
541 sq.ft. (50.2 sq.m.) approx.

TOTAL FLOOR AREA : 541 sq.ft. (50.2 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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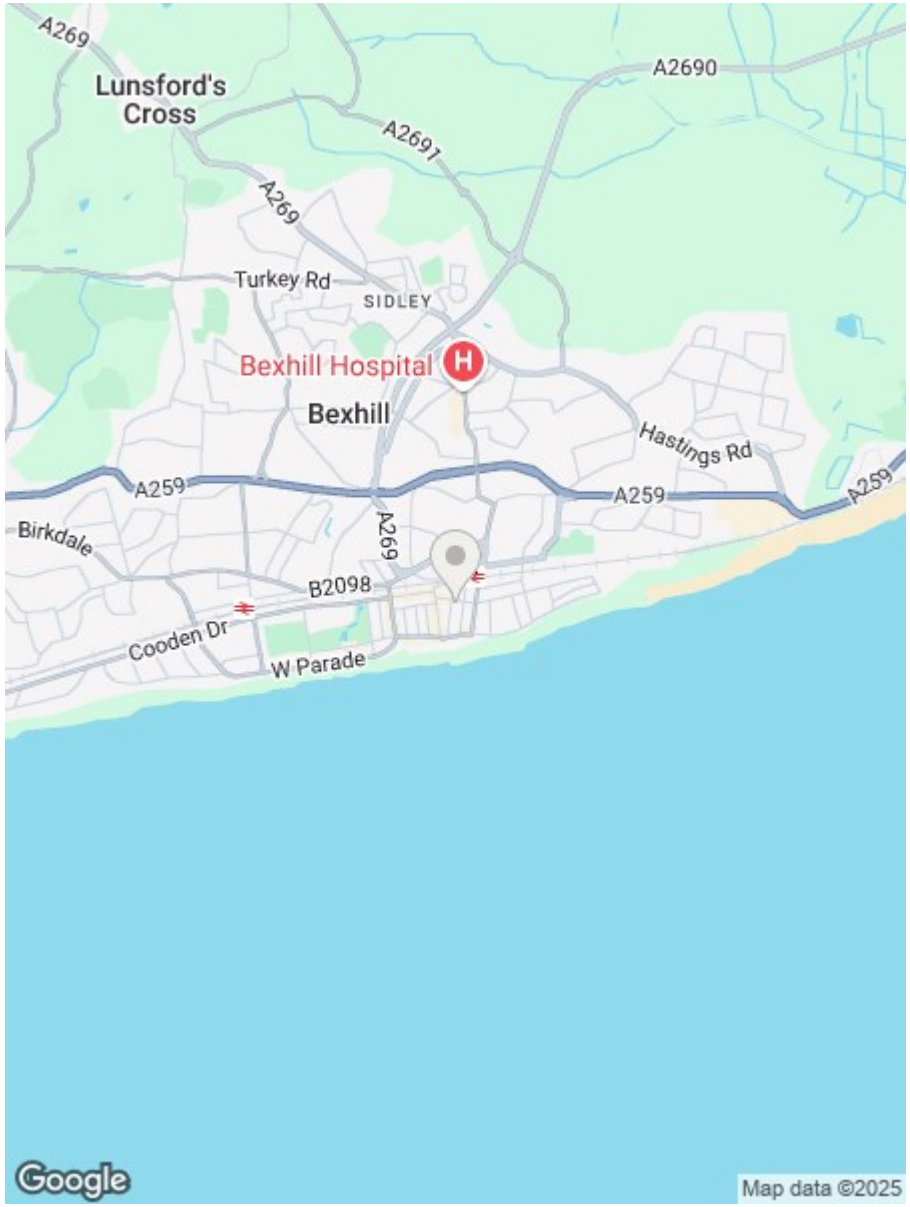

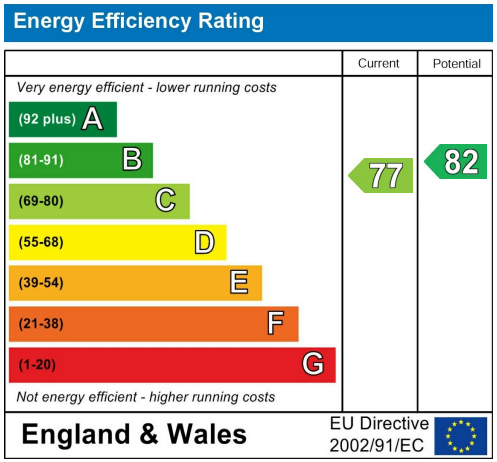

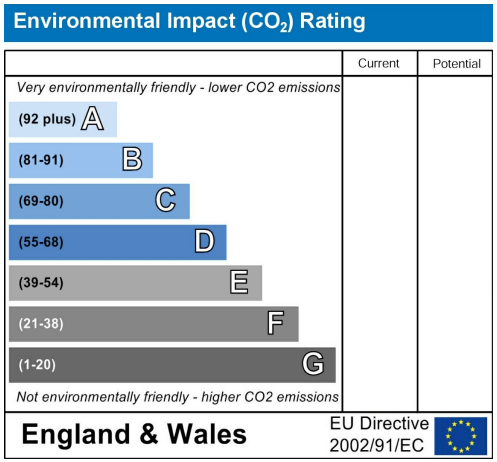

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