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**5 & 5A London Road, Bexhill-On-Sea, East Sussex TN39 3JR  
£550,000 Freehold**

## About this property

**\*\*INVESTMENT OPPORTUNITY\*\*** An opportunity to acquire this impressive freehold building comprising a retail unit, large 58ft storage unit/warehouse, basement and studio apartment all to the ground floor. Above is spacious maisonette with five/six double bedrooms. Other internal benefits include gas central heating to radiators and double glazed windows. The property is ideally located in this prime town centre location within close walking distance to Bexhill main line rail station and seafront. In addition, a planning application has been submitted and awaiting validation and approval to develop the large storage unit/warehouse at the rear of the building to create a spacious three bedroom ground floor apartment. Offered with no onward chain, viewing comes highly recommended by Rush Witt & Wilson Bexhill.





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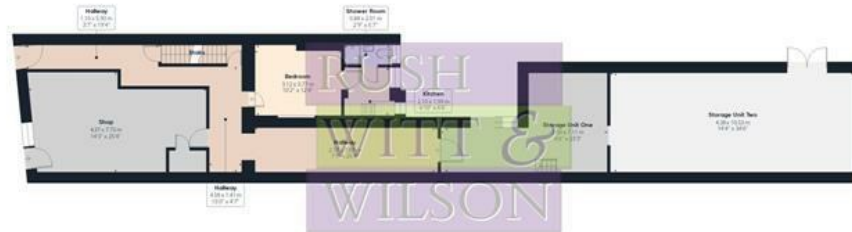


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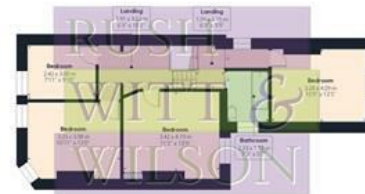
Floor -1



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

322.3 m<sup>2</sup>  
3468 ft<sup>2</sup>

**Reduced headroom**

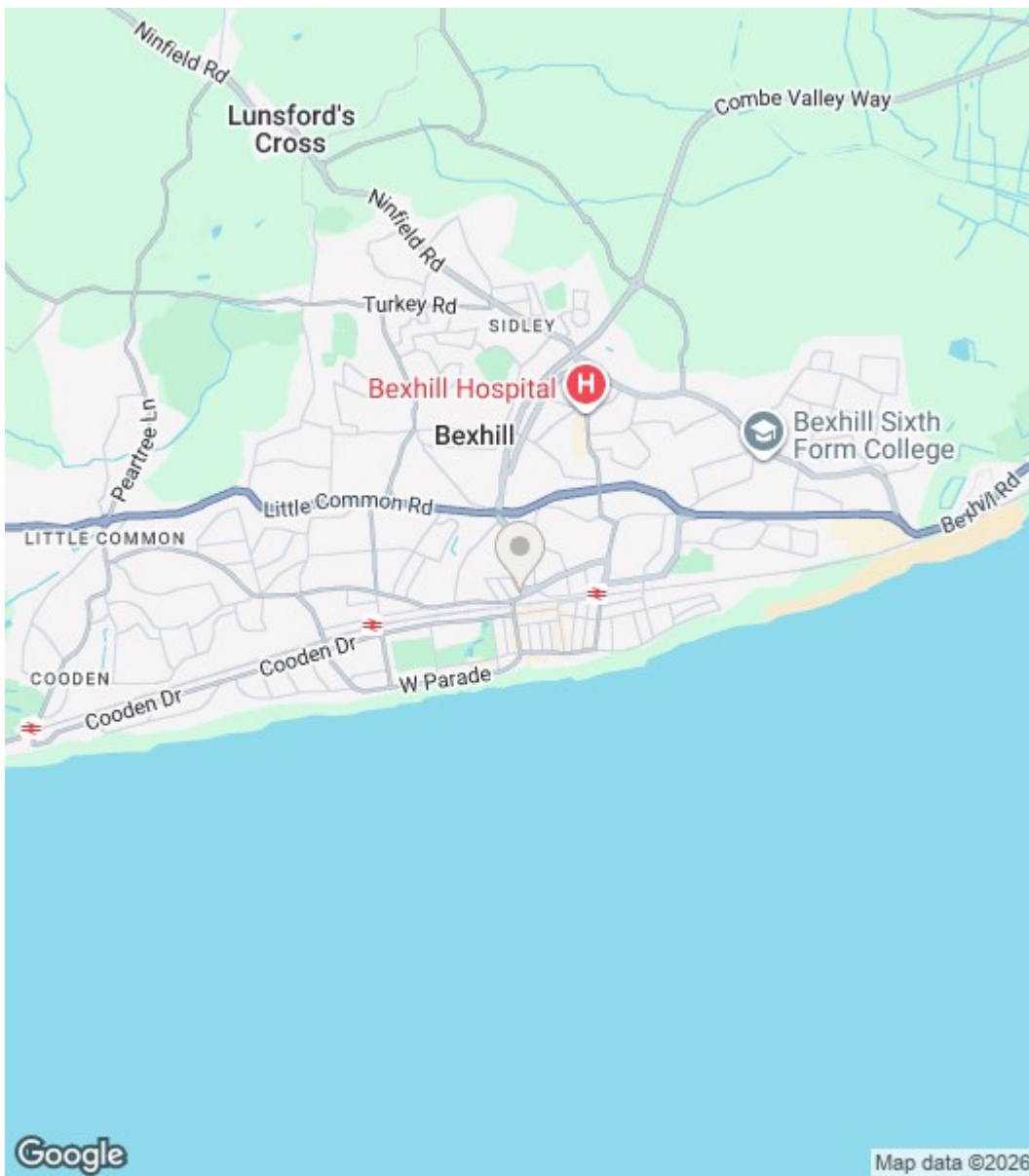
0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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