

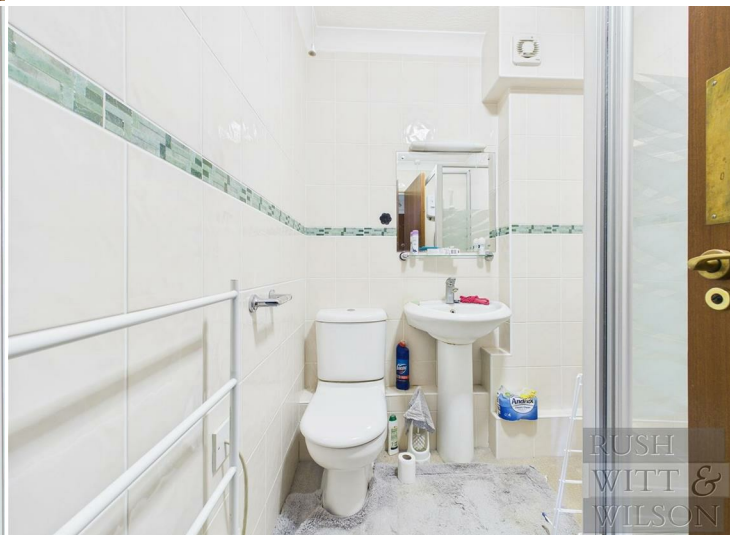
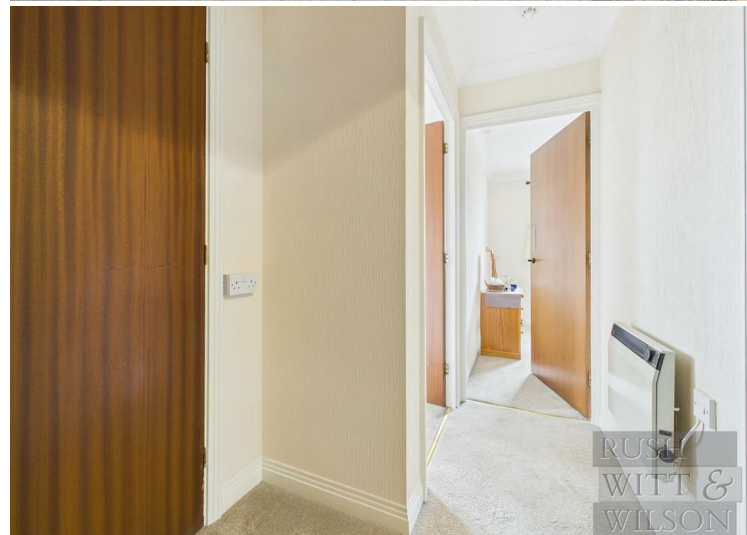
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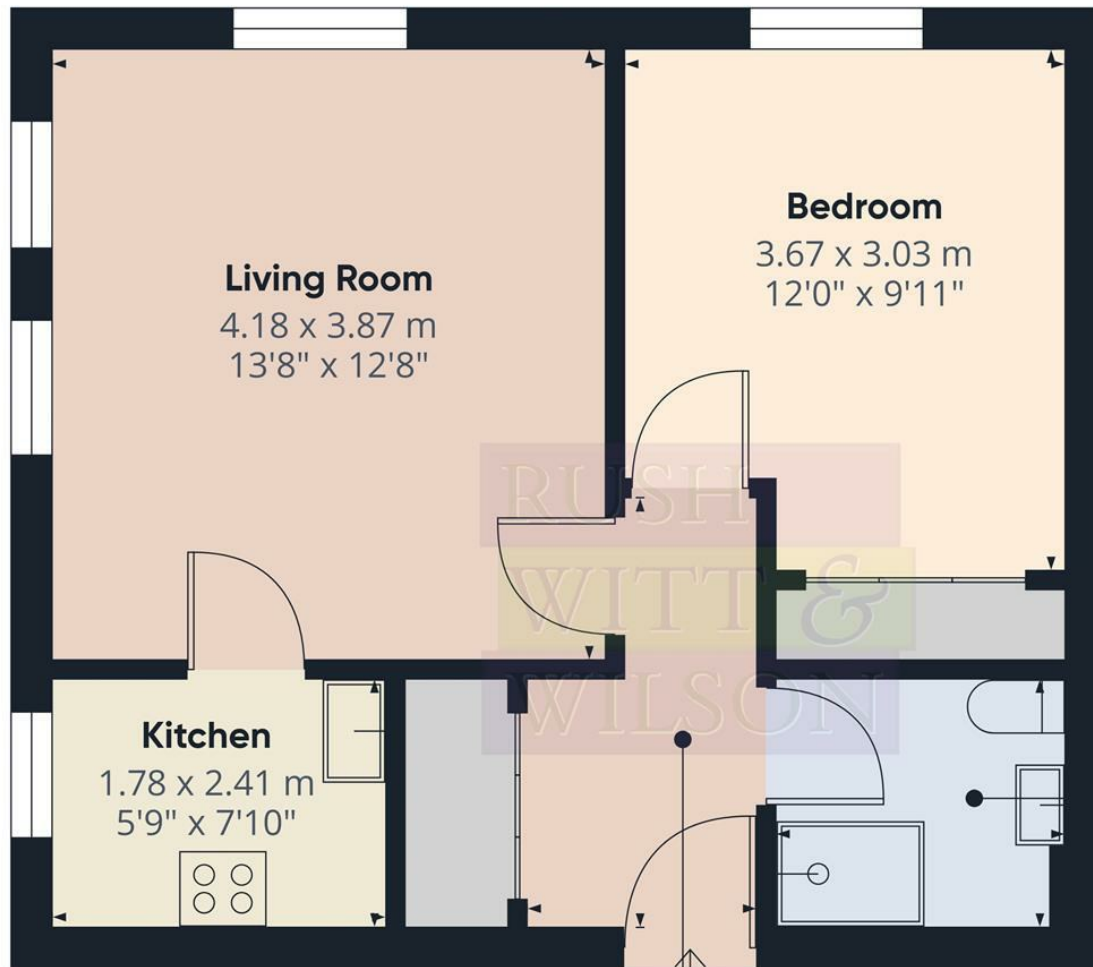


**Belmont Terminus Road, Bexhill-On-Sea, East Sussex TN39 3LL
£99,950 Leasehold**

About the property

A purpose built second floor retirement flat comprising a large double bedroom with fitted wardrobes, large living room with double doors to kitchen, modern fitted shower room, electric heating and double glazed throughout. Security benefits include emergency alarm pulls in every room and a security video entry phone system. Communal benefits in this attractive property include a lounge, dining room, laundry room and guest suite. Situated within easy access of Bexhill town centre and its wide range of services. NO ONWARD CHAIN.





Living Room
4.18 x 3.87 m
13'8" x 12'8"

Bedroom
3.67 x 3.03 m
12'0" x 9'11"

Kitchen
1.78 x 2.41 m
5'9" x 7'10"

Shower Room
1.74 x 2.06 m
5'8" x 6'9"

Hallway
3.01 x 1.59 m
9'10" x 5'2"

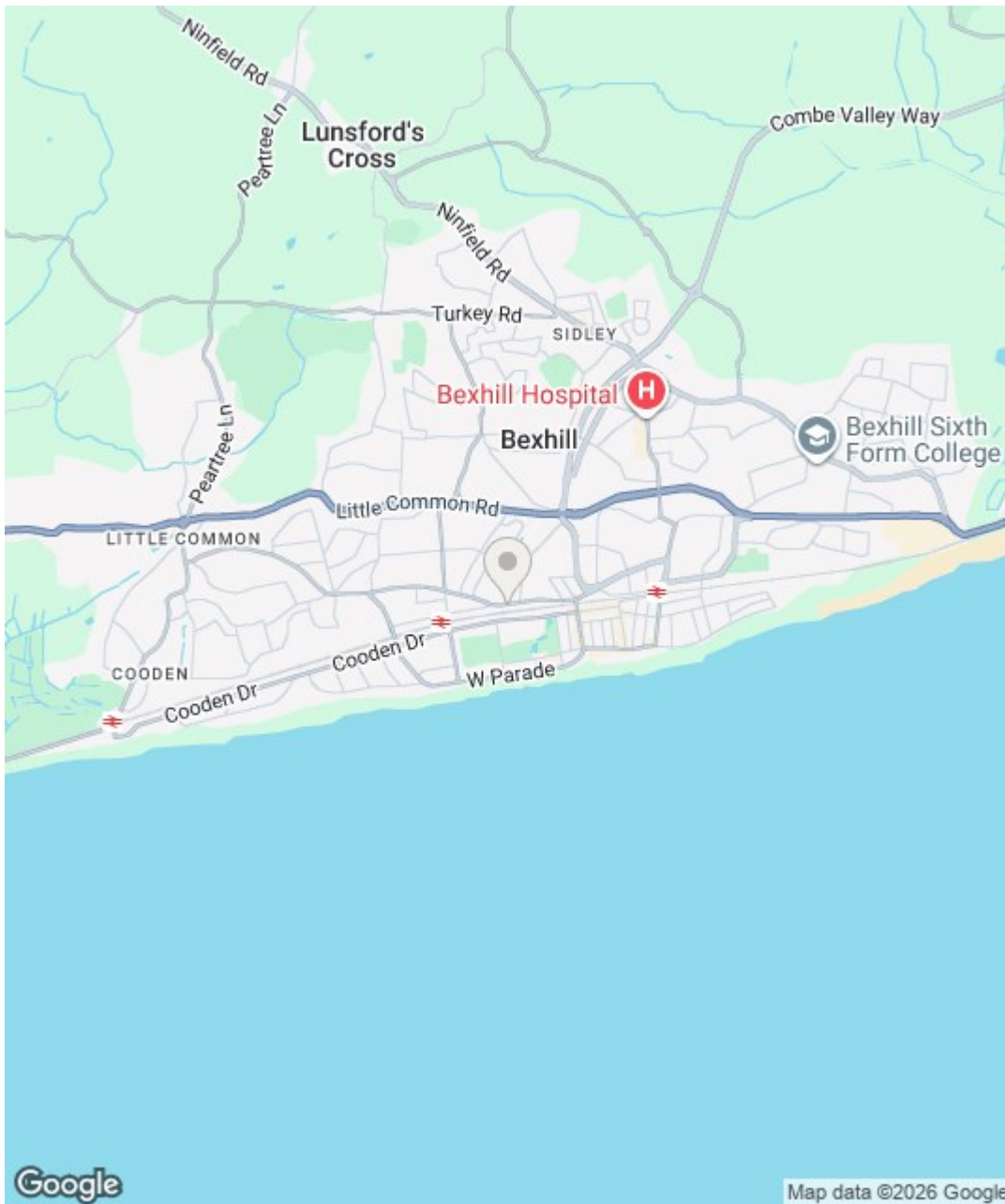


Approximate total area⁽¹⁾
41.8 m²
450 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Council Tax Band - A

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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3 Devonshire Road, Bexhill-on-Sea, East Sussex, TN40 1AH
 Tel: 01424 225588 | bexhill@rushwittwilson.co.uk | www.rushwittwilson.co.uk