Flat 1, 39 St. Leonards Road, Bexhill-On-Sea, East Sussex TN40 1HP

£151,500

A bright and spacious, two bedroom first floor apartment, situated in this convenient town centre location within a stone throw away from Bexhill seafront and Bexhill train station. Internally the property comprises a large bay fronted living/dining room, modern fitted kitchen, two double bedrooms and modern fitted bathroom. Other internal benefits include double glazed windows, gas central heating system. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.

Communal Entrance Hallway
With stairs leading to the first floor.

Private Entrance Hall
Sash windows to the side elevation, radiator.

Living/Dining Room
18'7" x 17'10" (5.67 x 5.45)
With bay window and additional window to the front elevation, double and single radiators.

Kitchen
8'1" x 7'10" (2.47 x 2.39)
Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, extractor canopy, space and plumbing for washing machine, tiled splashbacks.

Bedroom One
12'6" x 8'0" (3.83 x 2.46)
Windows to the rear elevation, radiator.

Bedroom Two
11'5" 9'1" (3.49 2.77)
Double glazed window to the rear elevation, radiator.

Bathroom
Suite comprising wc with low level flush, panelled bath with chrome controls, chrome wall mounted shower attachment and chrome showerhead, pedestal mounted wash hand basin with hot and cold tap, part tiled walls, tiled floor, radiator, recessed ceiling spotlights.

Lease and Maintenance
Maintenance -£300 per quarter, include building insurance, Ground Rent - £150 per annum. SOLD WITH A BRAND NEW LEASE.

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.

FLOOR
599 sq.ft. (55.7 sq.m.) approx.

TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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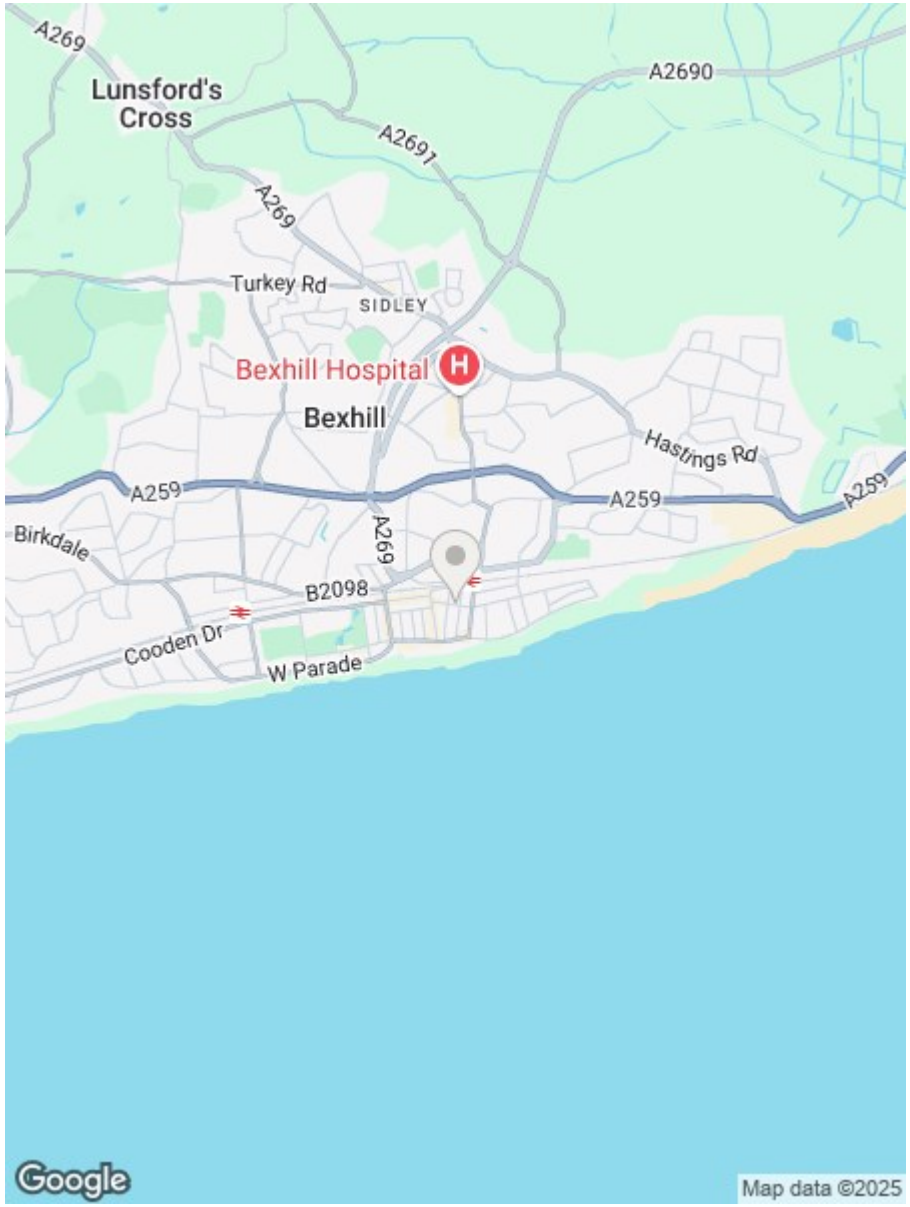

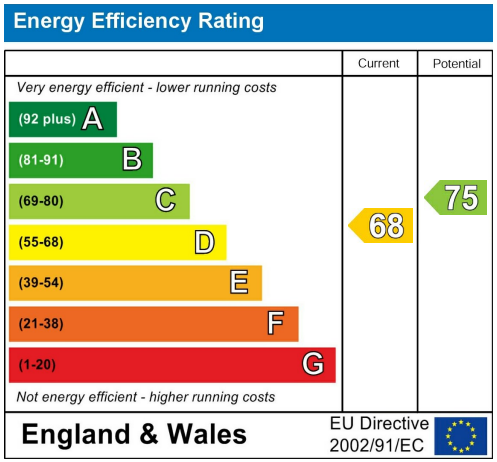

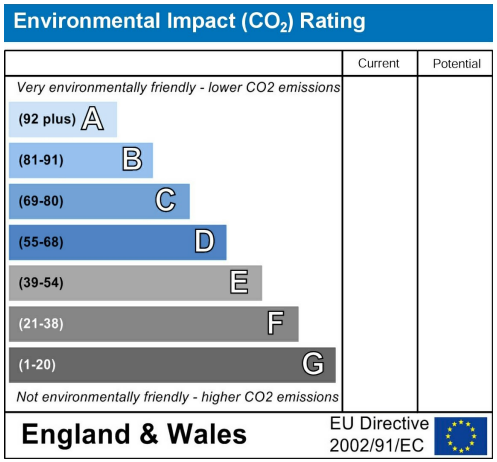

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