

Floor plan of the first floor of a property. The plan shows a central hallway with a staircase leading down. Rooms include a Master Bedroom, Bedroom, Bathroom, Kitchen, Lounge/Diner, and a Balcony. A large watermark 'MUST PROPERTY' is overlaid on the plan.

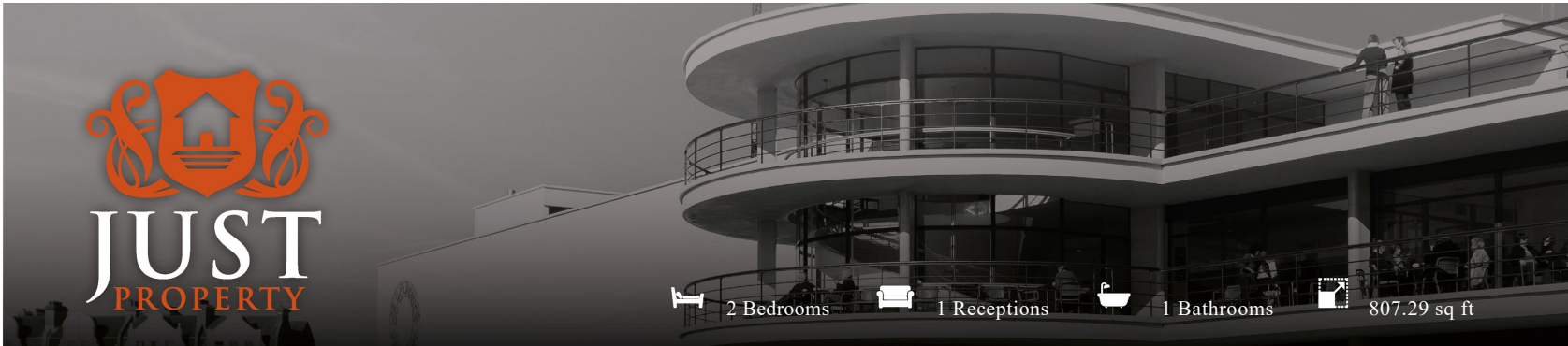
FIRST FLOOR FLAT

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

31 The Marlowes, Hastings Road, Bexhill-On-Sea,
TN40 2NS



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Leasehold - Share of Freehold

£220,000

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2 Bedrooms 1 Receptions 1 Bathrooms 807.29 sq ft

PROPERTY DETAILS

Located on Hastings Road in Bexhill-On-Sea, this immaculately presented first-floor flat offers a delightful blend of comfort and style. Spanning an impressive 807 square feet, the property features two spacious bedrooms, perfect for relaxation or accommodating guests. There is also a well-appointed reception room that provides a welcoming space for entertaining or unwinding after a long day. One of the standout features of this flat is the south-facing balcony, which not only invites an abundance of natural light but also boasts stunning sea views, making it an ideal spot for enjoying morning coffee or evening sunsets. The flat is complemented by a modern bath / shower room (boasting under floor heating) ensuring convenience and comfort for its residents.

For those with vehicles, the property includes a garage with electricity and lighting, a very useful benefit in such a popular location; this could also provide extra ample storage space.

We have been advised by the current owners that the property has a lease length circa 950 years, as well as an ongoing maintenance charge of £960 paid every 6 months, this is to also include water rates.

This purpose-built flat is perfect for anyone seeking a serene coastal lifestyle, with the beach just a short stroll away. The owners have installed a new boiler and front fire door compliant with current Fire Safety Regulations, and completed additional cosmetic work since moving in. Whether you are looking to downsize, upsize, invest, or find your first home, this property presents an excellent opportunity in a sought-after location. Don't miss the chance to make this beautiful flat your own. To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this spacious flat has to offer in person.

Council Tax Band - B

ROOM DIMENSIONS

Stairs Up To First Floor

Flat Front Door

Entrance Hallway

Storage

Bedroom 2
11'11" x 10'9" (3.642 x 3.297)

Bath / Shower Room
9'2" x 5'5" (2.811 x 1.652)

Separate W.C

Kitchen
12'2" x 6'9" (3.726 x 2.081)

Bedroom 1
14'7" x 11'11" (4.446 x 3.654)

Lounge / Dining Room
16'7" x 11'3" (5.061 x 3.438)

Balcony

Garage With Electricity and Lighting

FEATURES

- Two Spacious Bedrooms
- Attractive South Facing Balcony, Situated On The First Floor
- Filled With An Abundance Of Natural Light
- Immaculately Presented Via The Current Owners
- Desirable And Quiet Location
- Garage With The Useful Benefit Of Electricity and Lighting
- Close To Bus Routes and Local Amenities
- Underfloor Heating In The Bathroom With Separate W.C
- Far Reaching Views From Multiple Rooms
- Just Property Encourage Viewings

