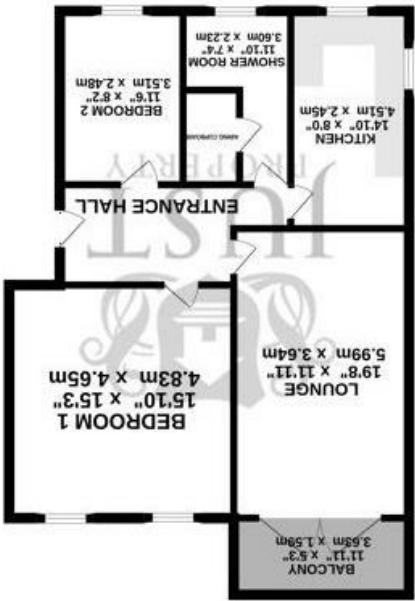




| England & Wales                                                                                                                      |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| EU Directive 2002/91/EC                                                                                                              |         |           |
|  <p>Not energy efficient - higher running costs</p> | G       | (1-20)    |
|                                                                                                                                      | F       | (21-30)   |
|                                                                                                                                      | E       | (31-40)   |
|                                                                                                                                      | D       | (41-50)   |
|                                                                                                                                      | C       | (51-60)   |
|                                                                                                                                      | B       | (61-81)   |
|                                                                                                                                      | A       | (82 plus) |
| Very energy efficient - lower running costs                                                                                          |         |           |
| Potential                                                                                                                            | Current |           |

These plans should not be used to create a false impression of the property or its condition. The plans are for information only and do not constitute a contract. The plans are for information only and do not constitute a contract. The plans are for information only and do not constitute a contract.



SECOND FLOOR



6 Georgian Close, Bexhill-On-Sea, TN40 2NN

## FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 828.82 sq ft

Leasehold

£169,650

6 Georgian Close, Bexhill-On-Sea, TN40 2NN





Leasehold

£169,950



2 Bedrooms

1 Receptions

1 Bathrooms

828.82 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented two-bedroom top floor apartment, ideally situated within a sought-after residential area of Bexhill and enjoying a bright and spacious feel throughout.

The accommodation comprises two generous double bedrooms, a large living room with French doors opening onto a private sun balcony, creating the perfect space to relax and enjoy the outlook. There is also a modern fitted kitchen and a contemporary shower room, both presented to a high standard.

Further benefits include double glazed windows and doors throughout, electric radiators and well-maintained communal areas.

Conveniently positioned for local amenities, bus routes and Bexhill Town Centre with its range of shops, restaurants, mainline railway station and seafront, this excellent apartment would make an ideal first-time purchase, investment or downsizing opportunity. Service charge is £1000 per annum, ground rent is £200 and the lease length has 934 years remaining.

Viewing is highly recommended by Just Property, the vendor's choice of sole agents.

## ROOM DIMENSIONS

Communal Entrance Hallway

Stairs To Second Floor

Private Entrance Hallway

Living Room  
19'7" x 11'10" (5.99m x 3.63m)

Balcony

Kitchen  
15'1" x 8'2" (4.60m x 2.51m)

Bedroom One  
15'1" x 14'4" (4.62m x 4.39m)

Bedroom Two  
12'2" x 8'0" (3.73m x 2.46m)

Shower Room

Storage

Far Reaching Views

## FEATURES

- Beautifully Presented Accommodation
- Purpose Built Top Floor Apartment
- Two Double Bedrooms
- Modern Kitchen with Ample Space for Appliances
- Long Lease
- Large Living Room with External Balcony
- Modern Shower Room
- Far Reaching Views
- Viewings Considered Essential
- Council Tax Band - B



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.