



## Knole Road, Bexhill-On-Sea TN40 1LW

Offers in excess of £325,000



A beautifully presented one bedroom seafront apartment with a PRIVATE, SOUTH FACING BALCONY offering UNINTERRUPTED SEA VIEWS which span the coastline across to Beachy Head. It's ideally positioned close by to the De La Warr Pavilion and a short stroll from independent shops and restaurants. Egerton Park with its duck pond, children's adventure area and outdoor gym is just around the corner while Bexhill railway station is just on your doorstep with frequent links to both London and Brighton. Position on the FIRST FLOOR of this ATTRACTIVE GRADE II LISTED VICTORIAN BUILDING, relishing a wealth of ORIGINAL FEATURES from sash windows, cornice and marble surround fireplace. The accommodation is arranged as a front facing traditional style kitchen fitted with quality PLAIN ENGLISH UNITS enjoying ample room for a dining table with an original sash window framing a PICTURESQUE OUTLOOK, it's open to the living room where there is a feature fireplace with a marble surround, BESPOKE STORAGE built-in to the alcoves and double doors opening to the SUBSTANTIAL BALCONY. There is a double bedroom with bespoke shutters and natural sisal carpet which flows throughout the main living spaces. The stylish bathroom is fitted with a bath plus shower and screen over and features HIGH END FITTINGS by Lefroy Brooks. This SPACIOUS HOME is not to be missed and would make the perfect seaside retreat.

**Stonehaven Court**  
Approximate Gross Internal Floor Area  
664 sq. ft / 61.68 sq. m

