



Manor Road
Bexhill-On-Sea, East Sussex TN40 1SP

Asking price £225,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

Manor Road, Bexhill-On-Sea, East Sussex TN40 1SP

Welcome to this charming flat conversion located on Manor Road in the delightful seaside town of Bexhill-On-Sea. This well-appointed property boasts a generous living space of 906 square feet, making it an ideal choice for those seeking comfort and convenience.

As you enter, you will be greeted by your own private front porch, providing a warm welcome and a sense of independence. The flat features a spacious reception room, perfect for relaxing or entertaining guests. The two bedrooms offer ample space for rest and relaxation, catering to both individuals and small families alike.

The property includes a well-designed bathroom, ensuring that all your daily needs are met with ease. The flat's layout is both practical and inviting, making it a wonderful place to call home.

Situated in Bexhill-On-Sea, you will enjoy the benefits of coastal living, with beautiful beaches and local amenities just a stone's throw away. This property presents an excellent opportunity for those looking to embrace a vibrant community while enjoying the comforts of a well-maintained home.

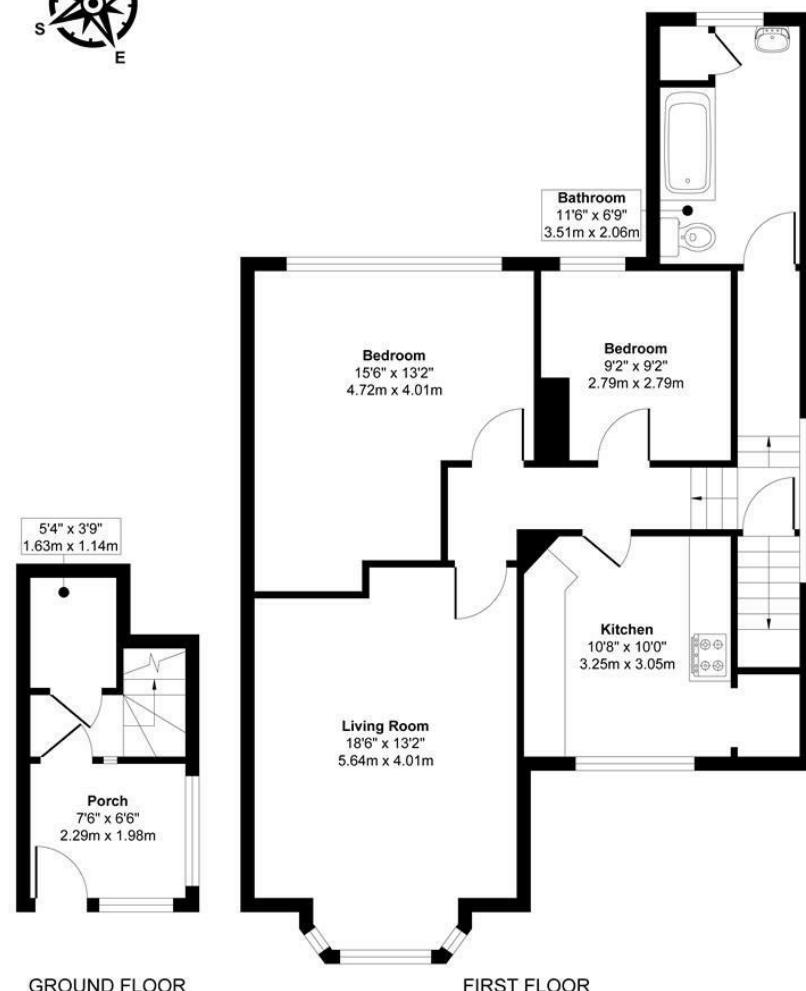
In summary, this flat conversion on Manor Road is a delightful offering that combines space, privacy, and a prime location. Whether you are looking to buy or rent, this property is sure to impress.

- Detached building comprising of two self contained flats
- Two double bedrooms
- 999 year lease responsible for 50% of maintenance costs as and when required
- Private front garden
- EPC rating E
- Close to town centre
- Walking distance to town centre
- Share of the freehold
- 906 sq ft
- Tax band B

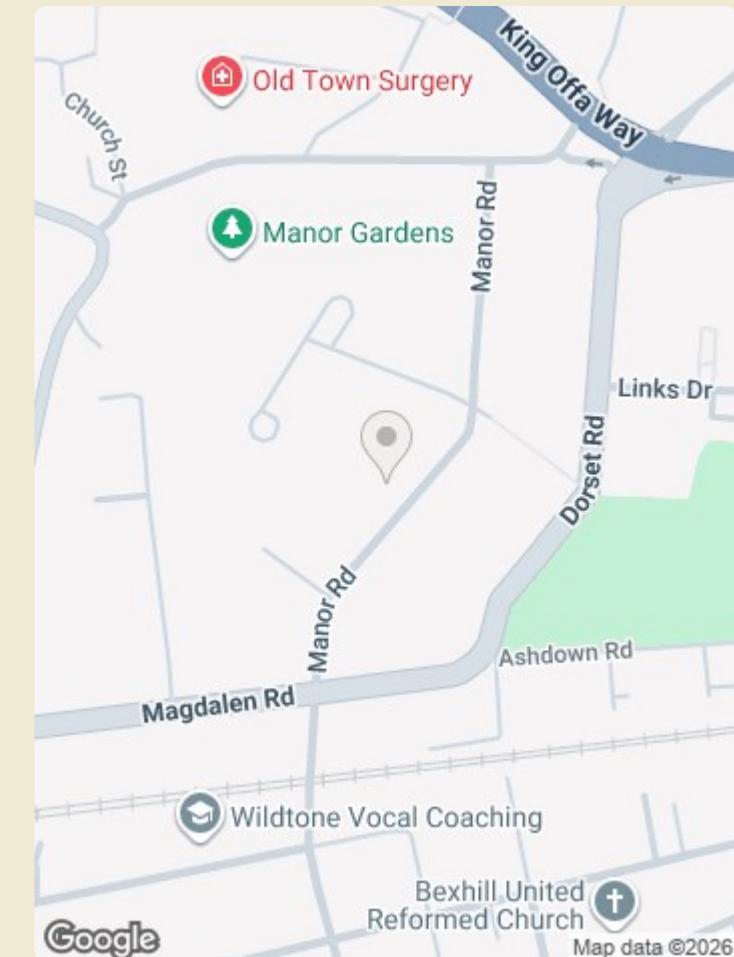


Manor Rd

Approximate Gross Internal Floor Area
906 sq. ft / 84.17 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-24)	E		
(21-13)	F		
(1-2)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		53	71
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-24)	E		
(21-13)	F		
(1-2)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		46	69
England & Wales			

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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