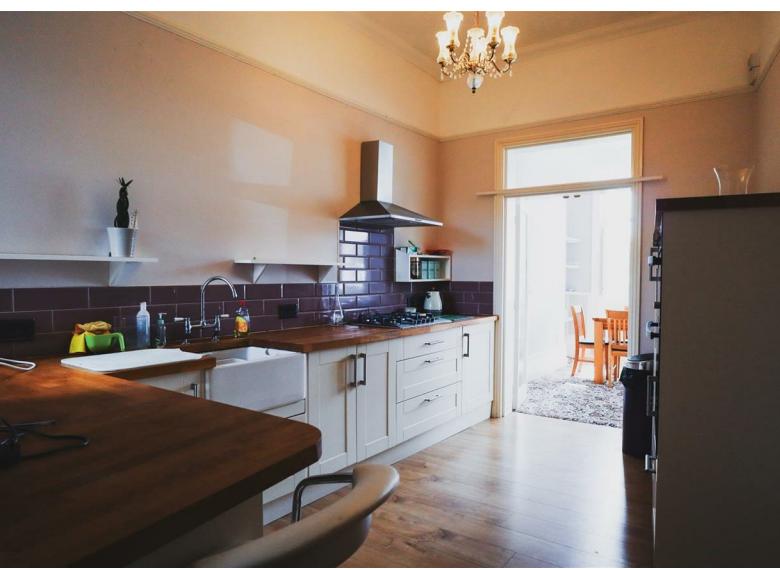




# Albany Mansions Marina

, Bexhill-On-Sea, TN40 1BU

**Offers Over £240,000**



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## **Entrance door & Lobby**

7'2" x 4'8" (2.18 x 1.43)

Private Entrance Door giving access into the entrance Lobby, leading to Hall

## **Hallway**

7'5" x 15'6" (2.26 x 4.72)

Spacious L shaped hallway with radiator, the measurements represent the bottom part of the L

## **Living/dining Room**

22'7" x 12'9" (6.89 x 3.89)

Front aspect windows having internal wooden shutters, radiators, double doors leading to Kitchen

## **Kitchen/breakfast room**

18'1" x 9'5" (5.52 x 2.86)

benefitting from modern fitted units, with inset gas hob with extractor hood above, built in oven, appliances space for washing machine & dishwasher, breakfast bar.

## **Bedroom 1**

11'7" x 10'9" (3.54 x 3.28)

Side aspect window

## **Bedroom 2**

11'7" x 8'2" (3.54 x 2.48)

Side aspect window

## **Bathroom**

7'2" x 7'1" (2.19 x 2.16)

Modern fitted suite with P shaped bath having shower above, wc and wash hand basin, towel rail radiator and side aspect window.

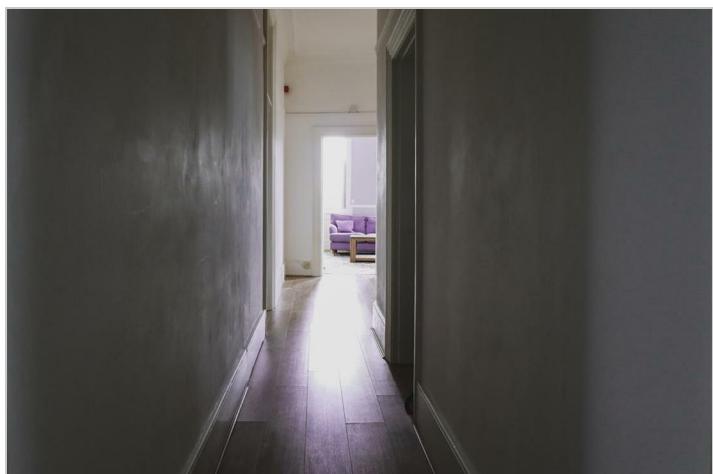
## **Front garden**

Open plan front garden

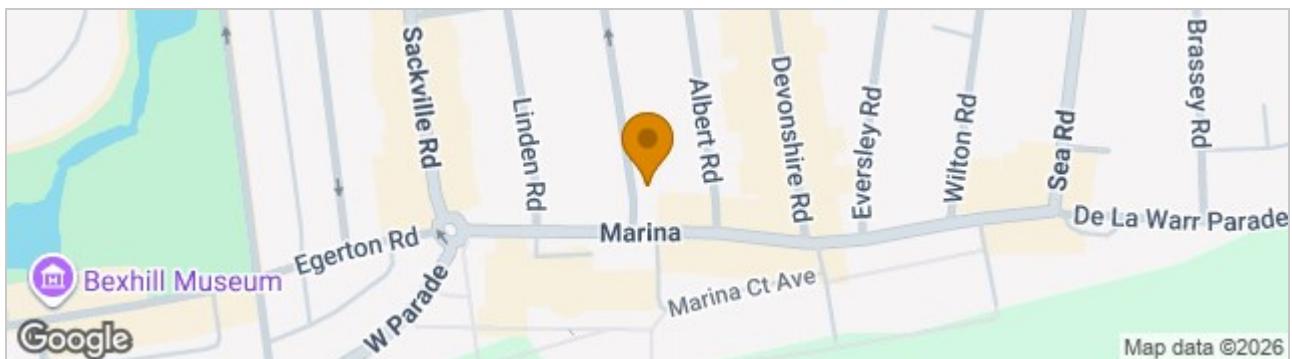
## **Side garden**

21'4" approx x 11'0" approx (6.49 approx x 3.36 approx)

Enclosed private side garden, with wooden fencing and gate.

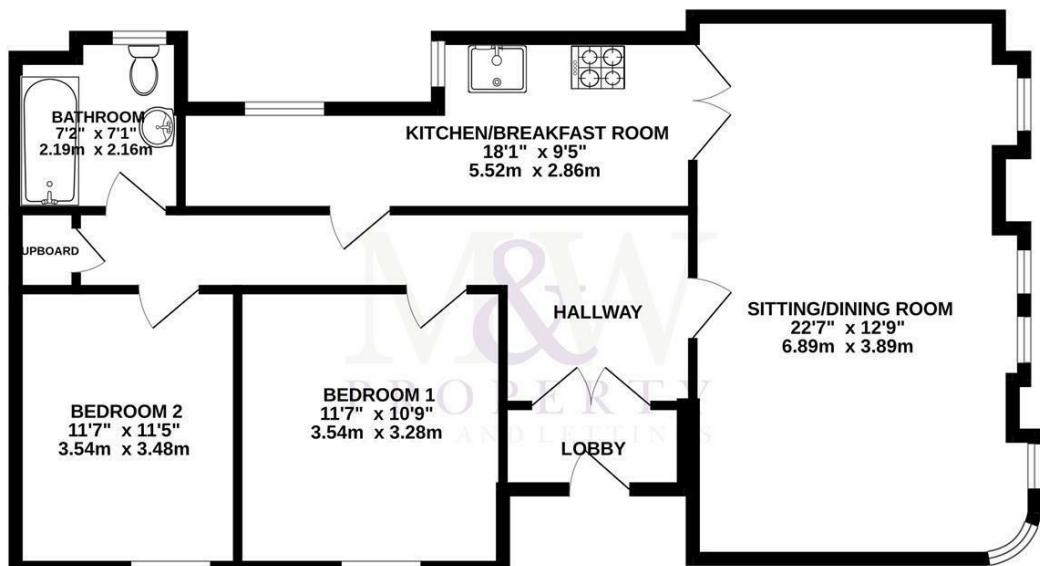


## Road Map



## Floor Plan

### GROUND FLOOR



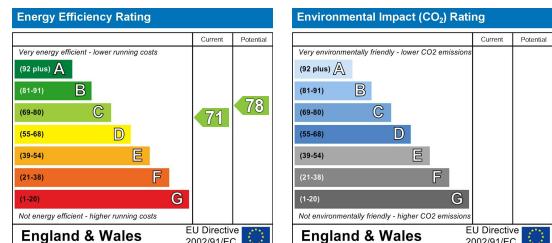
2 BEDROOM GROUND FLOOR FLAT WITH GARDEN

Whilst every effort 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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## Viewing Arrangements

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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