



Clifford Road
Bexhill-On-Sea, TN40 1QQ

£295,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

Clifford Road, Bexhill-On-Sea, TN40 1QQ

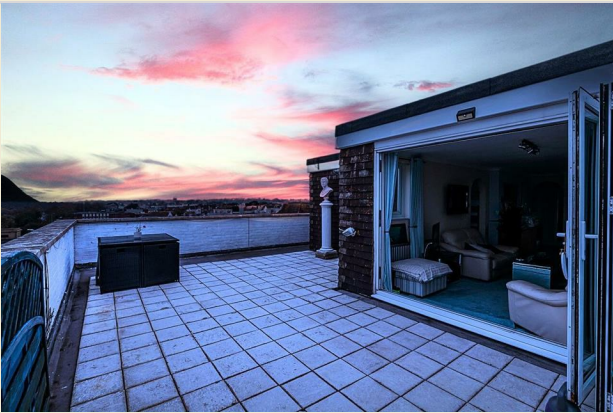
Looking for a modern two-bedroom apartment with great outdoor space? This penthouse apartment offers a south facing, wraparound terrace with views over Bexhill, a stylish kitchen, and secure parking with a garage en-block. It's a well-maintained property with plenty to offer for those looking for comfort and convenience or seaside bolthole.

The highlight of this home is the stylish wraparound terrace balcony, providing lovely views over Bexhill—perfect for enjoying the outdoors with multiple spaces for entertaining or simply relaxing in the sunshine.

Inside, the stylish kitchen is sleek and functional, ideal for day-to-day living whilst also offering views over the rooftops of Bexhill. Both bedrooms are well-sized, with the primary benefiting from plenty of natural light via the sliding double doors onto the terrace.

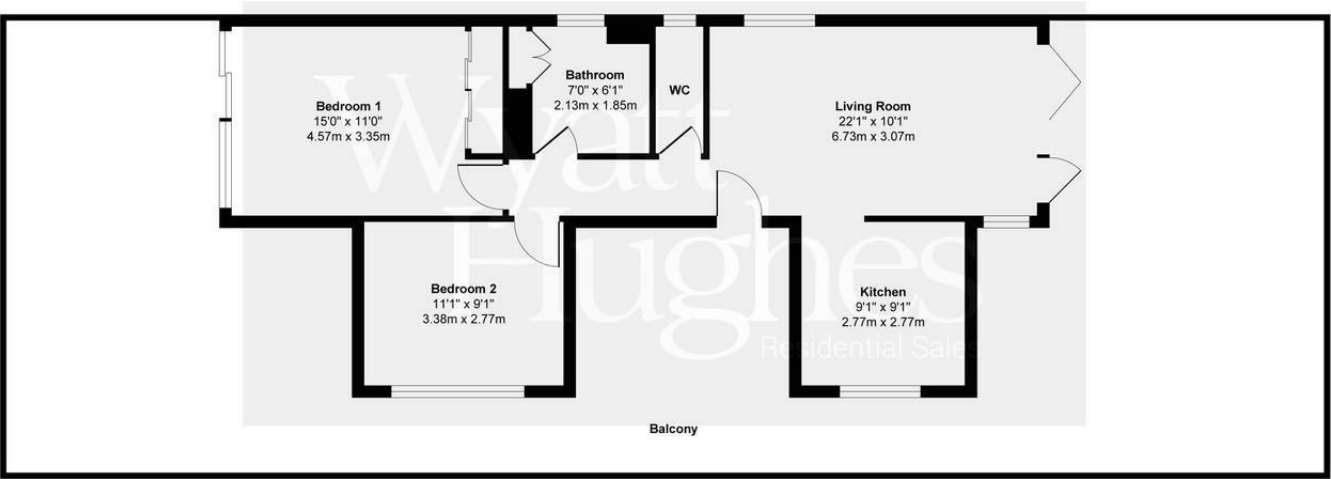
Needing additional storage or a space to park? A convenient garage en-block along with additional residents' parking within the adjacent car park is available.

The block is ideally situated just a short walk away from the array of shops and supermarkets, including a local Sainsbury's, boutique cafes and restaurants and the train station in Bexhill Town Centre. Looking for an easy route to The beach? A short walk away you will find Bexhill seafront, with access to the famous De La Warr Pavilion, parade of seafront stores and local bus stops.



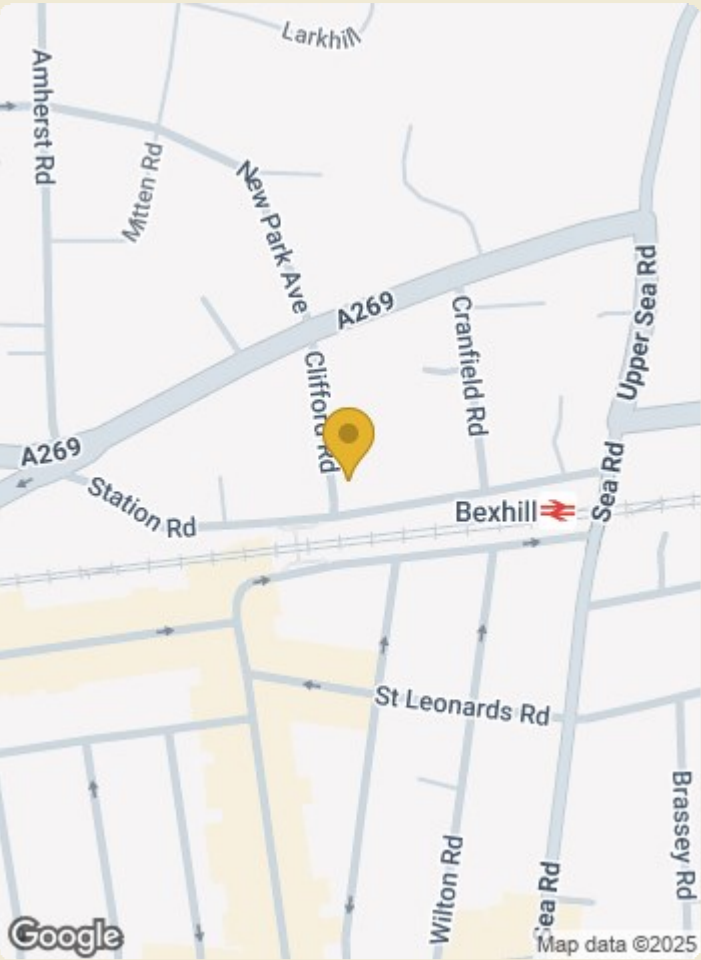
- TWO BEDROOM PENTHOUSE APARTMENT
- 999 YEAR LEASE FROM 1974
- £2,000PA SERVICE CHARGE TO INCLUDE WATER RATES, BUILDING INSURANCE, CLEANING OF COMMUNAL WAYS ALONG WITH LIFT SERVICING
- FANTASTIC SOUTH FACING WRAPAROUND TERRACE BALCONY WITH VIEWS
- GARAGE EN-BLOCK
- SHARE OF FREEHOLD
- £0 GROUND RENT
- TWO BEDROOMS
- COUNCIL TAX B
- EXCELLENT POSITION IN CENTRAL BEXHILL

Clifford crt
Approximate Gross Internal Floor Area
651 sq. ft / 60.50 sq. m



FLOOR PLAN

Produced by Picpreview.co.uk



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

