



**Dorset Road
Bexhill-On-Sea, TN40 2HS**

Offers in excess of £140,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Dorset Road, Bexhill-On-Sea, TN40 2HS

Looking for a modern one-bedroom flat in Bexhill with investment potential? This purpose-built home has a balcony, a stylish walk-in shower, and a strong rental yield, making it a great option for buyers and investors alike.

This one-bedroom purpose-built flat in Bexhill has a modern finish throughout, offering a straightforward and well-planned layout. The main living space has room for seating and dining, with access to a private balcony. The kitchen is fitted with sleek units and practical worktops, keeping everything simple and functional.

The bedroom is a comfortable size, with enough space for storage. The bathroom has been updated with a walk-in shower, providing a clean and modern look.

The flat sits within a well-maintained building and offers the added benefit of a private balcony, giving some outdoor space without the upkeep of a garden.

For those considering an investment, the property has an attractive rental yield, making it a strong choice for buy-to-let opportunities. With good transport links, local amenities nearby, and the seafront within easy reach, it offers both convenience and appeal for tenants and homeowners alike.

- EPC C
- COUNCIL TAX BAND A
- GROUND RENT OF £10 PA
- ALLOCATED PARKING
- POPULAR BEXHILL AREA
- LEASEHOLD WITH 125 YEARS LEASE FROM 1992
- SERVICE CHARGE £1,292 PA
- MODERN ONE BEDROOM APARTMENT
- COMMUNAL GARDENS
- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS

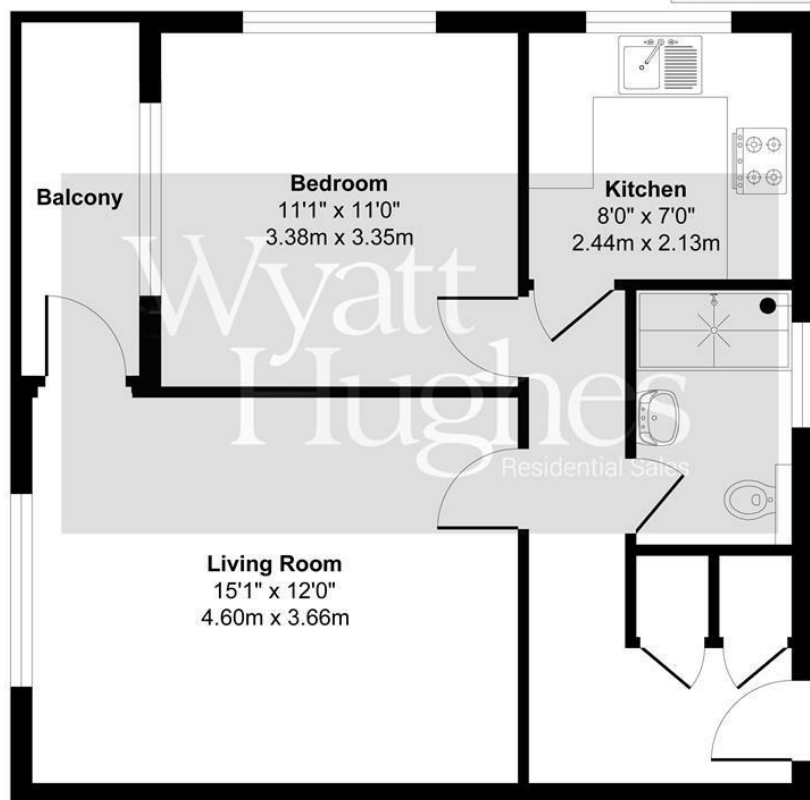


Dorset Road

Approximate Gross Internal Floor Area
505 sq. ft / 46.91 sq. m

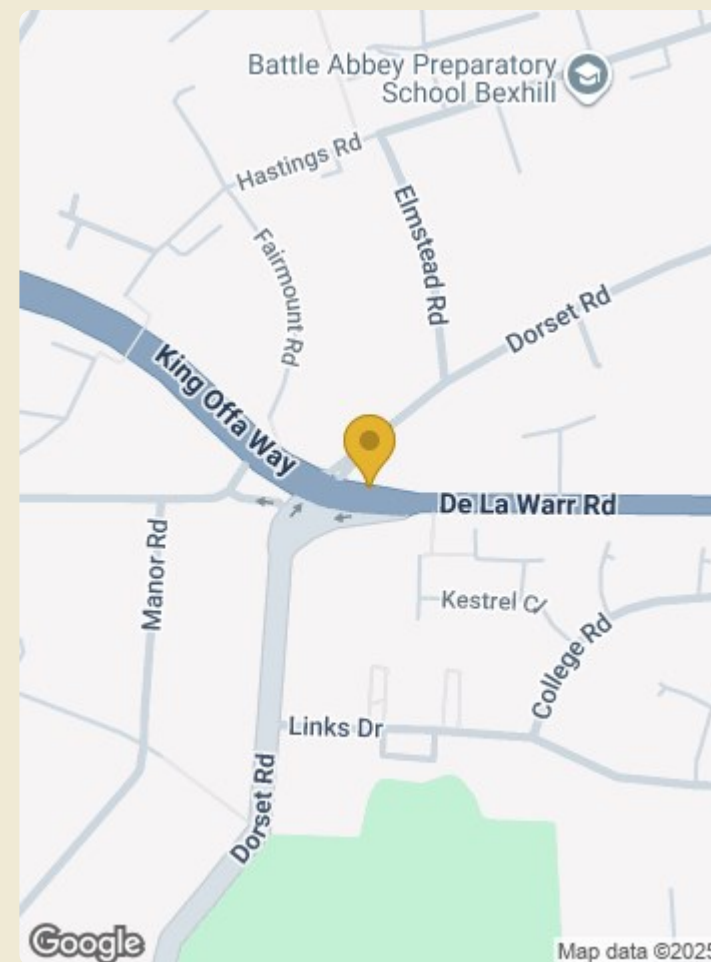


Shower Room
8'1" x 5'0"
2.46m x 1.52m



First Floor

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential	Potential	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(92-101) 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.

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