



HOME + CASTLE
ESTATE AGENTS

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new
instruction



Sidley Street, Bexhill-On-Sea, TN39

Leasehold | Apartment - Purpose Built | 1 Bedrooms

Home + Castle are delighted to welcome to the market this immaculately presented, 1 BEDROOM MAISONETTE with full MODERNISATION throughout. Conveniently located in the Sidley area of Bexhill, this property benefits from being close to local amenities, schools and various public transport links. This property is the perfect first-time purchase or investment opportunity, offering a modern kitchen, sizable double bedroom and spotless decoration throughout. Other notable qualities are gas central heating and double glazing throughout.

Opportunity to extend into the loft with approved drawings and previous planning.

Viewing is recommended to appreciate this lovely home.

FOR SALE
LEASEHOLD
£160,000

Entrance Hall

Pendant light fitting, carpet and stairs leading to the hallway.

Kitchen 9'11" x 13'5" (3.04 x 4.11m)

A range of base, wall and draw units, laminate wooden flooring, gas hob, electric oven, cooker hood, 1 and a 1/2 sink with chrome tap, spot lights, plumbing for a washing machine, radiator and power points.

Hallway 5'2" x 15'6" (1.59 x 4.73m)

Power points, carpet and access to the loft. The loft has previously had planning permission for an extension.

Living room 16'10" x 14'9" (5.15 x 4.52m)

Double glazed bay windows to front aspect, pendant light fitting, radiators and power points.

Bedroom 11'1" x 11'8" (3.39 x 3.56m)

Double glazed window to rear aspect, carpet, pendant light fitting, radiator and power points.

Bathroom 4'2" x 6'11" (1.28 x 2.12m)

Opaque double glazed window, laminate wooden flooring, WC, vanity unit sink, ladder style chrome towel rail, paneled bath with fitted chrome dual head shower.

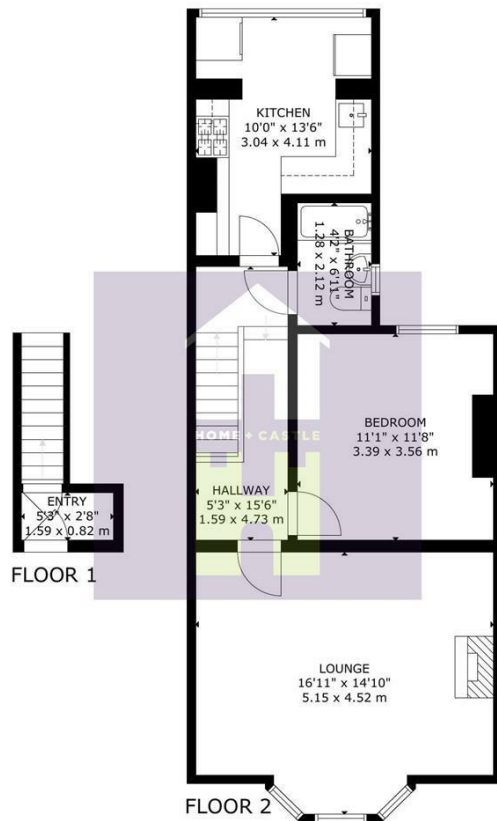
Lease information:

123 years remaining.

£500 per year.

Please ask agent about future plans for the lease.

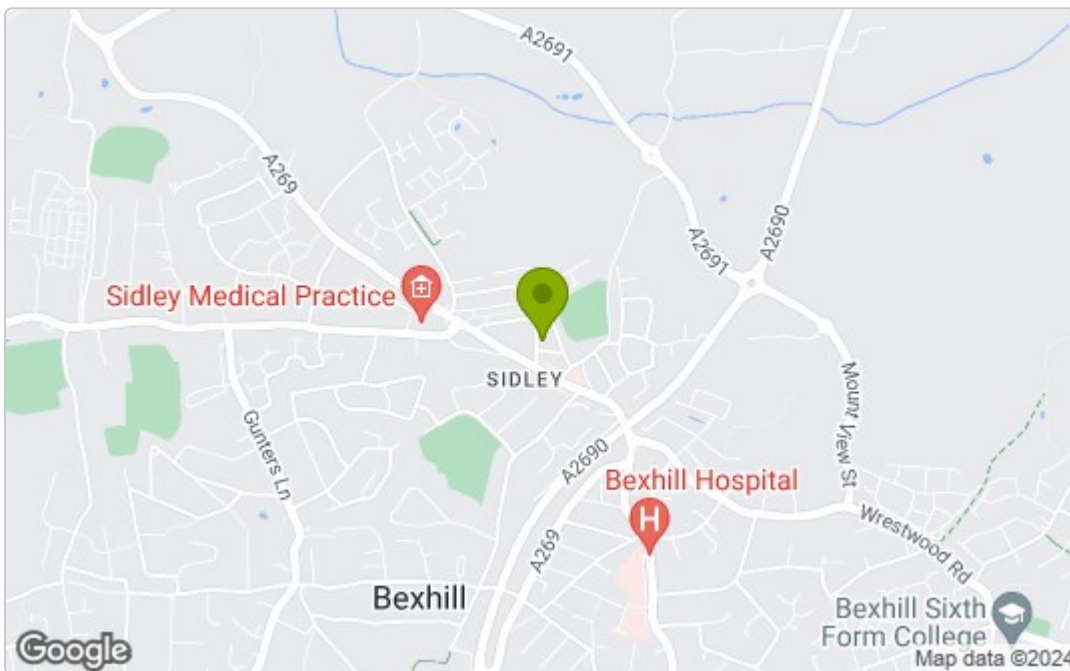
Floor Plan



GROSS INTERNAL AREA
 TOTAL: 60 m²/647 sq ft
 FLOOR 1: 3 m²/36 sq ft, FLOOR 2: 57 m²/611 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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