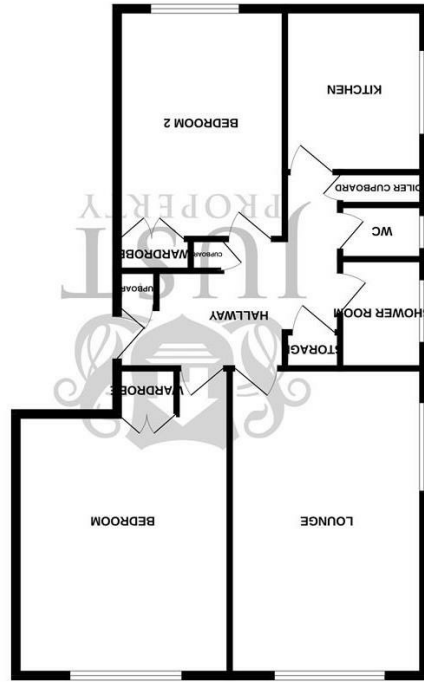


Measurements have been taken to ensure the accuracy of the floorplans and are given as a guide only. The company does not accept any liability for errors or omissions. The company does not warrant the accuracy of the floorplans and is not responsible for any loss or damage caused by reliance on them. The company does not warrant the accuracy of the floorplans and is not responsible for any loss or damage caused by reliance on them. The company does not warrant the accuracy of the floorplans and is not responsible for any loss or damage caused by reliance on them.

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



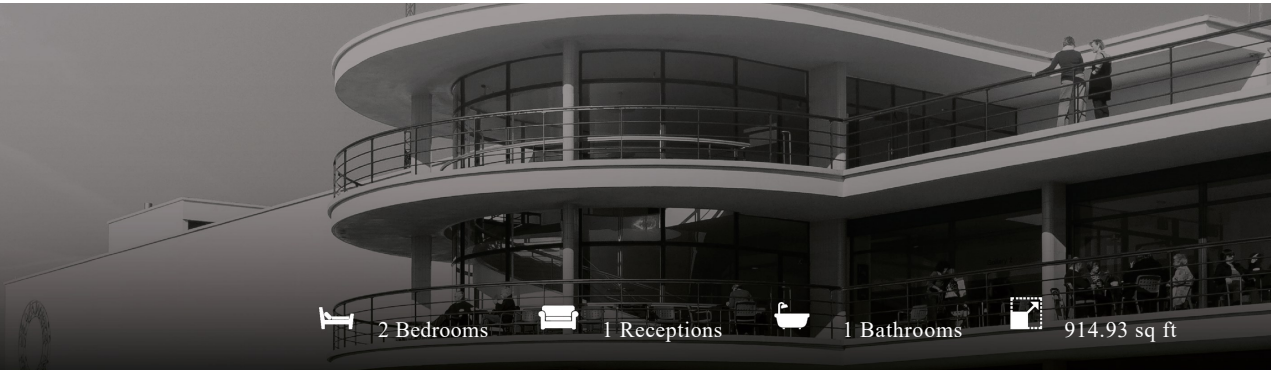
GROUND FLOOR



12 April Place Buckhurst Road, Bexhill-On-Sea, TN40 1UE

# FLOORPLANS

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 914.93 sq ft

Leasehold - Share of Freehold

£249,950

12 April Place Buckhurst Road, Bexhill-On-Sea, TN40 1UE





## PROPERTY DETAILS

Just Property are delighted to bring to the market a substantial and hugely impressive purpose built first floor apartment situated within this sought after residential building in the heart of Bexhill on Sea. With the many amenities of Bexhill town centre as well as the stunning seafront close by, viewing is highly recommended of this wonderful apartment.

The property is beautifully proportioned and particularly spacious throughout, this excellent property also boasts sunny aspect living room with Juliette balcony and attractive outlook, two large double bedrooms, kitchen/breakfast room, shower room/wc and entrance hall. The property additionally benefits gas central heating and double glazing. To the outside there is a communal garden and also the property benefits from a garage en bloc.

From this excellent location you are within walking distance of the train station with direct links to London, the De La Warr Pavilion with its wide array of live events throughout the year as well as the picturesque Egerton Park.

The property is located within a well managed building and is to be sold with the balance of 999 year lease, a share of the freehold we have been advised the annual service charge is approximately £1,800 per annum.

The property is to be sold with no onward chain and vacant possession therefore please contact Just Property the sole agents for further information and to arrange access.



## ROOM DIMENSIONS

Communal Entrance Hall

Entrance Hall

Living Room  
18'11" x 12'0" (5.77 x 3.66 )

Principal Bedroom  
16'2" x 14'4" (4.95 x 4.37)

Bedroom  
14'2" x 10'4" (4.34 x 3.15 )

Kitchen/Breakfast Room  
9'10" x 8'7" (3.02 x 2.64)

Modern Shower Room

Separate W.C

Communal Gardens

Garage En-Bloc

## FEATURES

- Impressive Purpose Built Apartment
- Sunny Aspect Living Room with Juliette Balcony
- Two Double Bedrooms
- Share of The Freehold
- Garage
- Shower Room & Separate WC
- Walking Distance of Station
- Walking Distance of The Seafront
- Well Managed Building
- Chain Free

