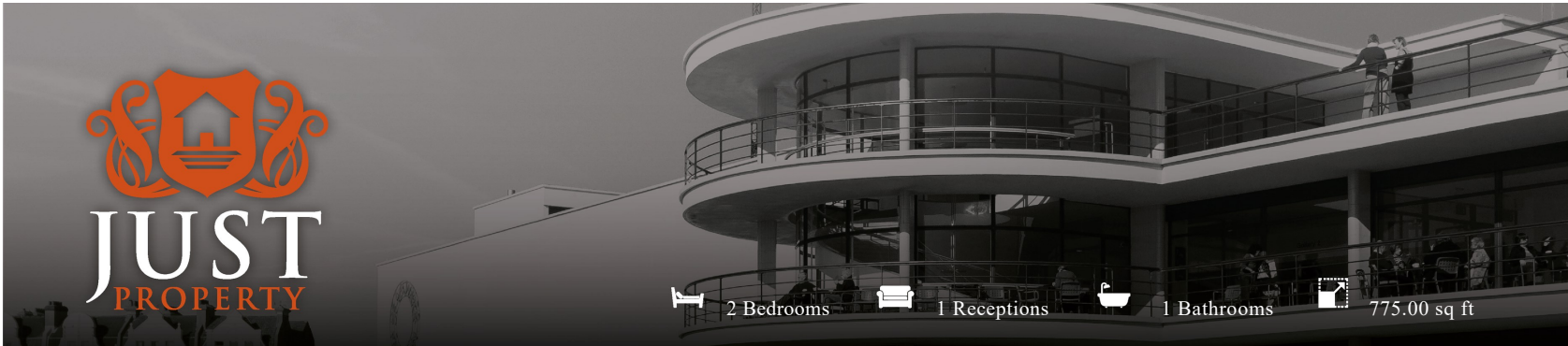


# FLOORPLANS

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## Leasehold

£145,000

Flat 2, 120 Dorset Road, Bexhill-On-Sea, TN40 2HT

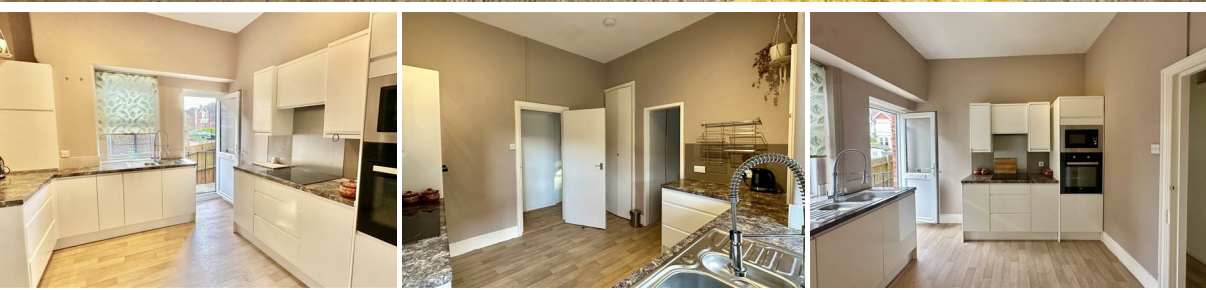






Leasehold

£145,000



## ROOM DIMENSIONS

Private Front Door

Kitchen  
10'8" x 10'4" (3.27 x 3.16)

Utility Space  
6'11" x 3'10" (2.11 x 1.17)

Hallway  
20'5" (6.23)

Bedroom  
14'7" x 13'6" (4.47 x 4.12)

Bedroom  
10'11" x 6'2" (3.33 x 1.89)

Shower / WC  
10'4" x 4'8" (3.16 x 1.44)

Storage Cupboard

Lounge / Dinner  
16'2" x 14'11" (4.93 x 4.55)

Communal Entrance

Communal Hallway

Front Door

## PROPERTY DETAILS

CHAIN FREE

Just Property is proud to present this deceptively spacious two-bedroom ground-floor apartment, one of only six residences within a substantial character property, converted around 2016.

This charming apartment is conveniently located, with easy access to bus routes, local schools, and Bexhill College. It is also just a 20-minute walk from Bexhill town centre and the picturesque seafront, offering an excellent selection of restaurants, shops, and amenities.

The apartment benefits from its own private entrance, in addition to a communal front door with a secure entry phone system for added peace of mind. The accommodation includes a fitted kitchen with a useful utility area, a spacious double bedroom, a smaller second bedroom, a recently updated shower room with WC, and an impressive lounge/dining room with great views. The interiors are beautifully maintained, adding to the apartment's overall appeal.

Additional features include gas central heating, double glazing throughout, and access to secluded communal grounds, offering a peaceful retreat.

We have been advised by the current owners that the property has approximately 91 years remaining on the lease, with a ground rent of £200 per annum and maintenance costs of approximately £3816 per annum.

Just Property highly recommends an early viewing to fully appreciate this light-filled and spacious home.

## FEATURES

- CHAIN FREE
- Communal Gardens
- Two Bedroom Ground Floor Apartment
- Private Entrance and Small Terrace/Pathway
- Original Features & High Ceilings
- Fitted Kitchen & Utility Space
- 91 Year Lease
- Very Popular Dorset Road
- Great Interior Condition
- UPVC Windows & Gas Central Heating



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.