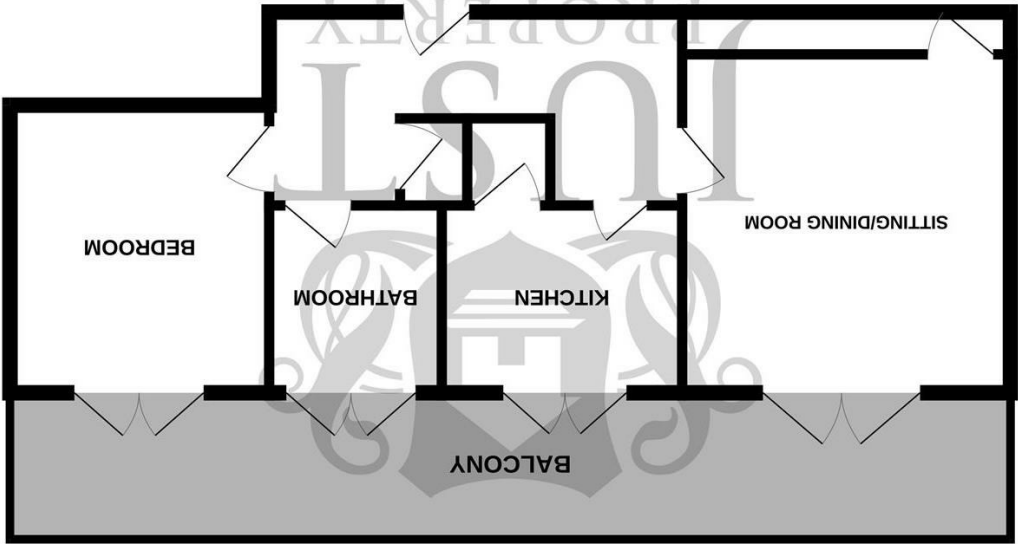


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| England & Wales                             |         |           |
|---|---------|-----------|
| EU Directive 2002/91/EC                     |         |           |
| Energy Efficiency Rating                    | Current | Potential |
|   | 70      | 81        |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |



FIRST FLOOR



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# FLOORPLANS

16 Carlton Court Knole Road, Bexhill-On-Sea, TN40 1LG



16 Carlton Court Knole Road, Bexhill-On-Sea, TN40 1LG

Leasehold - Share of Freehold

£325,000







Leasehold - Share of Freehold

£325,000



1 Bedrooms



1 Receptions



1 Bathrooms



721.18 sq ft

## PROPERTY DETAILS

£325,000

Located on the charming Knole Road in Bexhill-On-Sea, this exquisite one-bedroom first-floor apartment offers a delightful blend of modern living and historical charm. Spanning an impressive 721 square feet, the flat is immaculately presented throughout, ensuring a welcoming atmosphere for its new occupants.

One of the standout features of this property is the stunning 50-foot balcony, which boasts direct sea views, providing the perfect spot to relax and enjoy the coastal scenery. The spacious reception room is ideal for entertaining guests or simply unwinding after a long day, while the well-appointed bedroom offers a peaceful retreat.

As a listed building, this apartment not only provides a unique character but also reflects the rich heritage of the area. Its prime location places it within easy reach of the town centre, where you can find a variety of shops, cafes, and amenities. Additionally, excellent train links are conveniently nearby, making commuting a breeze.

This property is perfect for those seeking a stylish seaside home with the added benefit of modern comforts and historical significance. Whether you are a first-time buyer or looking for a charming retreat, this apartment on Knole Road is not to be missed.

Properties like this very rarely come to the market, to arrange access for a viewing contact the vendors choice of sole agents, Just Property on 01424 444 100.

## ROOM DIMENSIONS

Carlton Court Entrance Building

Stairs Up To First Floor

Private Storage Room In Hallway

Flat Front Door

Entrance Hallway

Bedroom With Balcony Access  
13'8" x 13'8" (4.189 x 4.181)

Bathroom With Balcony Access  
8'10" x 6'11" (2.701 x 2.119)

Kitchen With Balcony Access  
9'2" x 8'10" (2.816 x 2.700)

Lounge / Dining Area With Balcony Access  
17'7" x 13'7" (5.383 x 4.141)

Storage Areas Within The Flat

Outside Balcony With Direct Sea Views  
48'8" x 5'9" (14.834 x 1.771)

## FEATURES

- Highly Desirable First Floor One Bedroom Apartment
- 50ft Balcony With Direct Sea Views Accessed Via Every Room
- Filled With An Abundance Of Character And Charm
- Immaculately Presented Via The Current Owners
- Plenty Of Storage Opportunities Within The Flat
- Close To The Town Centre and Train Links
- Call Just Property To Arrange Access For A Viewing
- Council Tax Band - B

