



NANCY BRODRICK-LECAUDEY

POWERED BY
exp UK

Knole Road, Bexhill-on-sea, TN40 1LQ

Offers Over £390,000

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This is a particularly special apartment in the Grade II listed Newdigate House, part of the Knowle Road Victorian Terrace. It's south facing facade to which the reception room, bedroom and bathroom all sit mean that it is flooded with light, no matter the season. There is additionally a private balcony that runs along the front for you to sit and while the seasons away. The generous proportions, high ceilings and sea views all add to the immense appeal of this one bedroom property. The property is located within walking distance of all your necessary local amenities and of course 10-15 paces to the beach!

There are two entrances to 3 Newdigate, the front with its smart Victorian brick gabled facade, passing the communal front garden and rising onto the private balcony. Here you can enter straight into the living room with its nearly floor to ceiling windows. Alternatively there is access from the rear, by the newly renovated Bexhill bowling club entering into the main lobby space of the house with entrance to the front door of the flat which leads you into the entrance hall to the rear.

The living room space is large - (22'6" x 22'4") large enough to amply home a dining room and living room. The current owners have sensibly situated their living space in the cradle of those windows to benefit from its positioning. There is also an original fireplace feature with beautiful art-deco style tile surround.

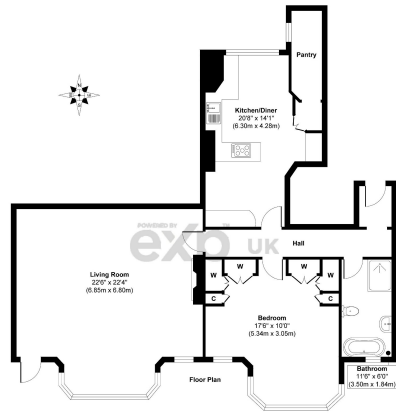
The kitchen has been fully renovated by the current owners to a very high spec - with split face stone tiles running around the work surfaces and a light coloured stone worktop. There are also 'secret' doors that open onto a cleverly designed larder with storage space behind and the boiler.

The bathroom too has been renovated with Italian tiles in the shower and a free standing bath sitting beneath the frosted window. The furthest wall has been taken back down to its exposed brick wall making this a striking interior design feature.

There is an option to purchase a private garage by separate negotiation.



Knole Road



Approx. Gross Internal Floor Area 1155 sq. ft./ 107.39 sq. m
Intention for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property.

- Sea Front
- Breathtaking Views
- Flooded with light
- Bespoke Kitchen
- Walking Distance to All Amenities
- 112 Year Leasehold
- Extra Large Living Space throughout



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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