



**Sedgewick Road, Bexhill-On-Sea TN40 2DA**

**welcome to**

**Sedgewick Road, Bexhill-On-Sea**

\*\*\*GUIDE PRICE £200,000-

Fox & Sons are delighted to present to the market this well-presented and spacious three bedroom first floor flat. The property comes located in the highly favourable chantry location offering local amenities to include, Bexhill hospital, shops, school, bus routes and more!



## Communal Entrance

Communal door to the front with further entrance door to the flat.

## Entrance Hall

Stairs rising from ground floor entrance to spacious landing, radiator, meter cupboard and thermostat.

## Living Room

16' 1" into bay x 13' 10" max ( 4.90m into bay x 4.22m max )

Double glazed bay window to the front aspect and radiator.

## Kitchen

9' 6" max x 9' 3" max ( 2.90m max x 2.82m max )

Double glazed window to the side, wall and base units, work surfaces, stainless steel sink/drainer, electric oven & hob with cooker hood above and plumbing for washing machine.

## Bedroom One

14' max x 13' 4" max ( 4.27m max x 4.06m max )

Double glazed window to the rear, radiator and fireplace.

## Bedroom Two

11' 8" max x 9' 3" max ( 3.56m max x 2.82m max )

Double glazed window to the side, radiator and fireplace.

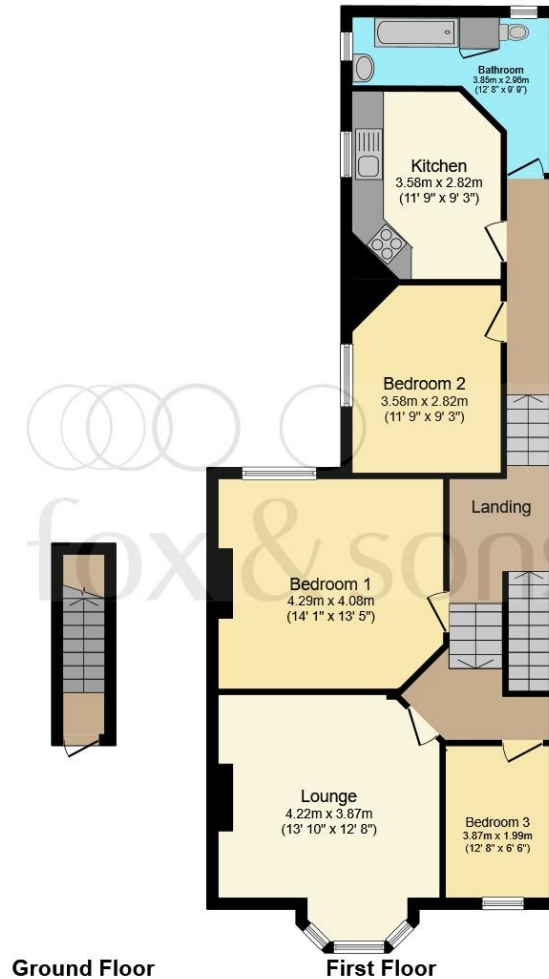
## Bedroom Three

10' 10" max x 6' 6" max ( 3.30m max x 1.98m max )

Double glazed window to the front and radiator.

## Bathroom

Double glazed window to the rear and side, WC, shaver point, bath with mixer taps and shower attachment, radiator, wash hand basin and cupboard containing boiler.



Total floor area 87.4 sq.m. (941 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Sedgewick Road, Bexhill-On-Sea

- \*\*\*GUIDE PRICE £200,000-£220,000\*\*\*
- THREE BEDROOMS
- TOP FLOOR FLAT
- SHARE OF FREEHOLD
- CHANTRY LOCATION

Tenure: Freehold EPC Rating: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS111507 - 0011

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