



**Albany Road, Bexhill-On-Sea TN40 1BY**

**welcome to**

**Albany Road, Bexhill-On-Sea**

\*\*\*GUIDE PRICE £375,000-£400,000\*\*\*

Fox & Sons are delighted to present to the market this four bedroom maisonette split across two floors situated in the heart of Bexhill town centre. Recently renovated by the current owners the property boasts spacious accommodation and two bathrooms.



### Communal Entrance

Having a communal entrance with doors to both flats and storage space.

### Private Entrance

Leading from communal entrance having stairs leading up to landing.

### Landing

Having wooden flooring throughout, radiator and two storage cupboards.

### Lounge

14' 4" x 13' (4.37m x 3.96m)

Having double glazed bay windows to the front aspect, carpeted throughout, feature fireplace, built in shelves and a radiator.

### Kitchen

14' 10" x 13' 1" (4.52m x 3.99m)

Having a range of wall and base units, white granite worktops, gas hob, ceramic butler sink with mixer tap, integrated fridge freezer, integrated dishwasher, radiator, two sash windows to the rear aspect, double oven, island with white granite worktop, cupboard space, and a feature fireplace.

### Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m)

Having sash windows to the rear aspect, feature fireplace, carpeted throughout,

### Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m)

Double glazed bay window to the front aspect, radiator, built in wardrobe, feature fireplace, carpeted throughout.

### Bedroom Three

10' 5" x 9' 2" (3.17m x 2.79m)

Having a Velux window to the rear aspect, sash window to the front aspect, radiator, feature fireplace and carpeted throughout.

### Bedroom Four

10' 5" x 9' 2" (3.17m x 2.79m)

Having two built in storage cupboards, feature fireplace, window to rear aspect and radiator.

### Shower Room

Having a walk-in rainfall shower, WC, wash hand basin, vanity mirror, heated towel rail, air conditioning system and being tiled throughout.

### Bathroom

Having wash hand basin, WC, bath with mixer tap and being tiled throughout.



Total floor area 127.7 sq.m. (1,375 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

## Albany Road, Bexhill-On-Sea

- \*\*\*GUIDE PRICE £375,000-£400,000\*\*\*
- IMMACULATEDLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- FEATURE CHARACTERISTICS & HIGH CEILINGS
- CLOSE PROXIMITY TO TOWN CENTRE & BEACH

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS111774 - 0006

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fox & sons



**01424 224243**



[BexhillonSea@fox-and-sons.co.uk](mailto:BexhillonSea@fox-and-sons.co.uk)



1 Devonshire Square, BEXHILL-ON-SEA, East Sussex, TN40 1AB



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