



Helensburgh Court Upper Sea Road, Bexhill-On-Sea TN40 1BF

welcome to

Helensburgh Court Upper Sea Road, Bexhill-On-Sea

GUIDE PRICE £180,000 - £200,000Fox & Sons are delighted to present to the market this two bedroom apartment located adjacent to Bexhill train station in a modern block of apartments, situated in an elevated position with stunning views across Bexhill towards the sea. Boasting two balconies and two bedrooms, one with en-suite. The property is offered to the market with no forward chain! Viewing is highly recommended to fully appreciate what this property has to offer.



Communal Entrance

Stairs and lift to third floor.

Entrance Hall

Entry phone system and doors leading to all rooms.

Lounge

18' x 10' 2" (5.49m x 3.10m)

Double glazed window to the front aspect, double glazed french doors to the balcony, radiators, open plan to the kitchen.

Kitchen

7' 10" x 6' 8" (2.39m x 2.03m)

Modern fitted kitchen with a range of wall and base units incorporating a sink and drainer, space integral washing machine, dishwasher and fridge- freezer, electric oven, extractor fan over.

Bedroom Two

14' 4" x 10' (4.37m x 3.05m)

Having french double glazed doors to the front leading to balcony.

Bedroom One

13' 1" x 8' 7" (3.99m x 2.62m)

Door leading through to en-suite, double glazed window to the front.

En-Suite

Double shower cubicle, partly tiled walls, built in vanity unit and WC.

Bathroom

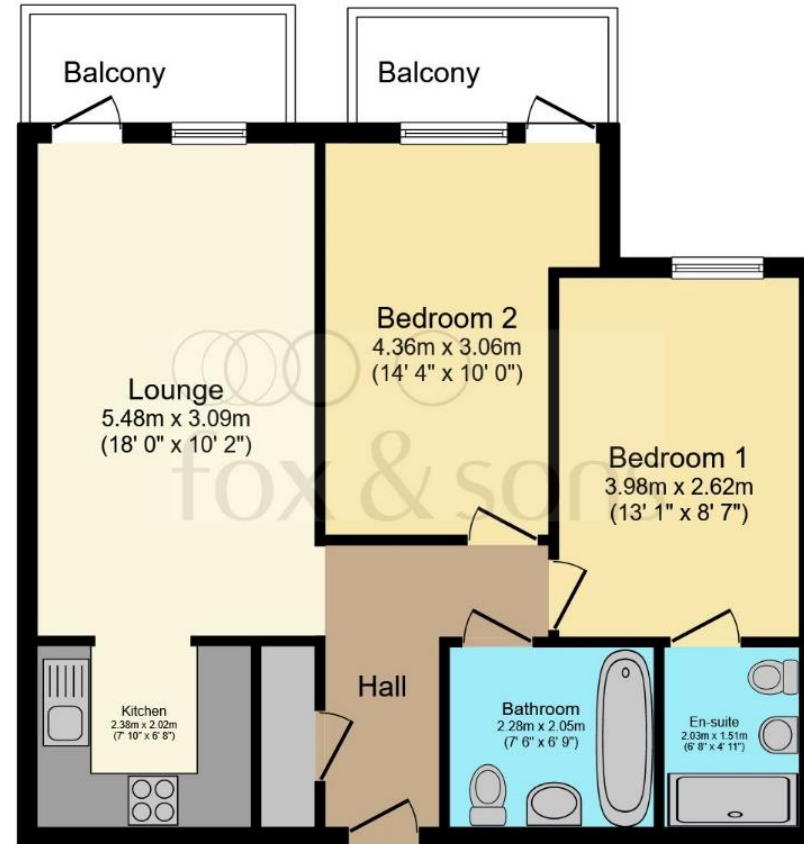
Modern bathroom suite, panelled bath, vanity unit with built in toilet, partly tile walls. tile effect floor, heated towel rail.

Balconies

Two balconies with stunning views across Bexhill and front facing.

Parking

Having an allocated parking space in the underground car park.



Total floor area 77.0 sq.m. (829 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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Helensburgh Court Upper Sea Road, Bexhill-On-Sea

- ***GUIDE PRICE £180,000 - £200,000***
- UPPER FLOOR APARTMENT
- SEA VIEWS
- TWO BALCONIES & TWO BEDROOMS
- EN-SUITE TO MASTER

Tenure: Leasehold EPC Rating: B

guide price

£180,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BOS111801 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property