



**Laurel Bank Hastings Road, Bexhill-On-Sea TN40 2NH**



**welcome to**

**Laurel Bank Hastings Road, Bexhill-On-Sea**

Fox & Sons are delighted to present to the market this well presented purpose-built two bedroom flat ground floor flat. Located close to schools, colleges, shops and amenities. The flat briefly compromises of two double bedrooms, modern kitchen & bathroom, lounge, outside seating area and having a garage en-bloc. Viewing is highly recommended to fully appreciate this property.



### Communal Entrance

Carpeted throughout, entry phone system and door to flat.

### Entrance Hall

Having access to all rooms, carpeted throughout and entry phone system.

### Kitchen

12' 3" x 11' 10" ( 3.73m x 3.61m )

Having a range of wall and base units, vinyl flooring electric oven, electric hob with extractor fan over, stainless steel one and a half bowl sink and drainer, double glazed window to the rear aspect, fitted blinds, space and plumbing for washing machine, space for fridge freezer and tiled walls.

### Lounge

15' 10" x 12' ( 4.83m x 3.66m )

Having a double glazed bay window to the front aspect, carpeted and fitted blinds.

### Bedroom One

15' 10" x 12' ( 4.83m x 3.66m )

Having double glazed window to the front aspect, carpeted throughout and fitted blinds.

### Bedroom Two

12' 2" x 11' 1" ( 3.71m x 3.38m )

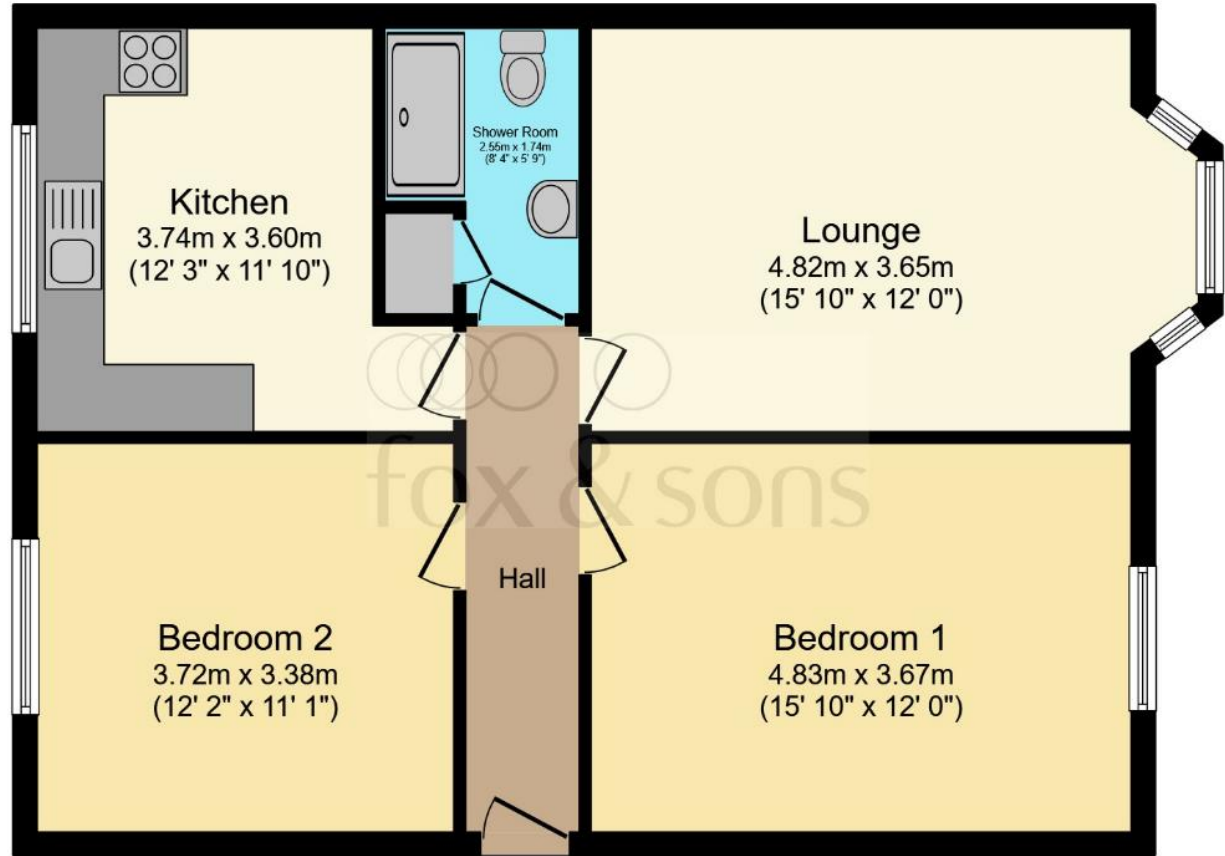
Having double glazed window to the rear aspect and carpeted throughout.

### Bathroom

Having tiled walls and floor, wash hand basin with storage below, electric shower, heated towel rail and WC.

### Garage

Having garage en-bloc.



Total floor area 71.0 m<sup>2</sup> (765 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.



**view this property online** [fox-and-sons.co.uk/Property/BOS111718](http://fox-and-sons.co.uk/Property/BOS111718)



welcome to

## Laurel Bank Hastings Road, Bexhill-On-Sea

- GROUND FLOOR PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- OUTSIDE AREA
- GARAGE EN-BLOC

Tenure: Leasehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BOS111718](https://fox-and-sons.co.uk/Property/BOS111718)

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BOS111718 - 0003

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.

  
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



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)