



Manor Road, Bexhill-On-Sea TN40 1SN



welcome to

Manor Road, Bexhill-On-Sea

****GUIDE PRICE **£280,000- £300,000** **TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE GARDEN****

Nestled on Manor Road, this two-bedroom first-floor flat impresses with a private rear garden and a versatile loft-converted study/storage room with the sea view. Enjoy the convenience of proximity to shops, schools, and essential amenities, less than a mile to Ravenside Retail park, Bexhill town centre and the seafront! The property is complemented by a well-presented interior featuring modern kitchen and bathroom facilities.



Entrance Hall

With stairs to first floor landing.

Living Room

20' 7" x 16' 5" (6.27m x 5.00m)

The living room of this flat stands out with high ceilings, large bay windows, and a bright, carpeted space, creating a welcoming and airy ambiance.

Kitchen

10' 7" x 8' 11" (3.23m x 2.72m)

The kitchen is equipped with a range of wall and base units, complemented by wooden flooring and worktops. A large ceramic butler sink, tiled splashback, and plumbing for a washing machine add practicality. Enjoy cooking with a gas hob and oven, enhanced by a large window for ample natural light.

Bedroom One

14' 3" x 12' 4" (4.34m x 3.76m)

Bedroom one features large windows, wooden flooring, and a radiator, creating a cozy and well-lit space. Additionally, it offers access to the converted loft, accessible via a pull-down ladder.

Bedroom Two

15' 5" x 11' (4.70m x 3.35m)

Bedroom two is characterized by a large window, built-in wardrobes, a radiator, and a cozy carpeted floor, combining comfort and functionality.

Bathroom

The bathroom showcases tiled flooring, a corner bath, and a large frosted window for natural light. Tiled walls surround the spacious separate shower, enclosed in glass. A practical touch includes a wash hand basin with storage below, adding to the overall functionality of the space

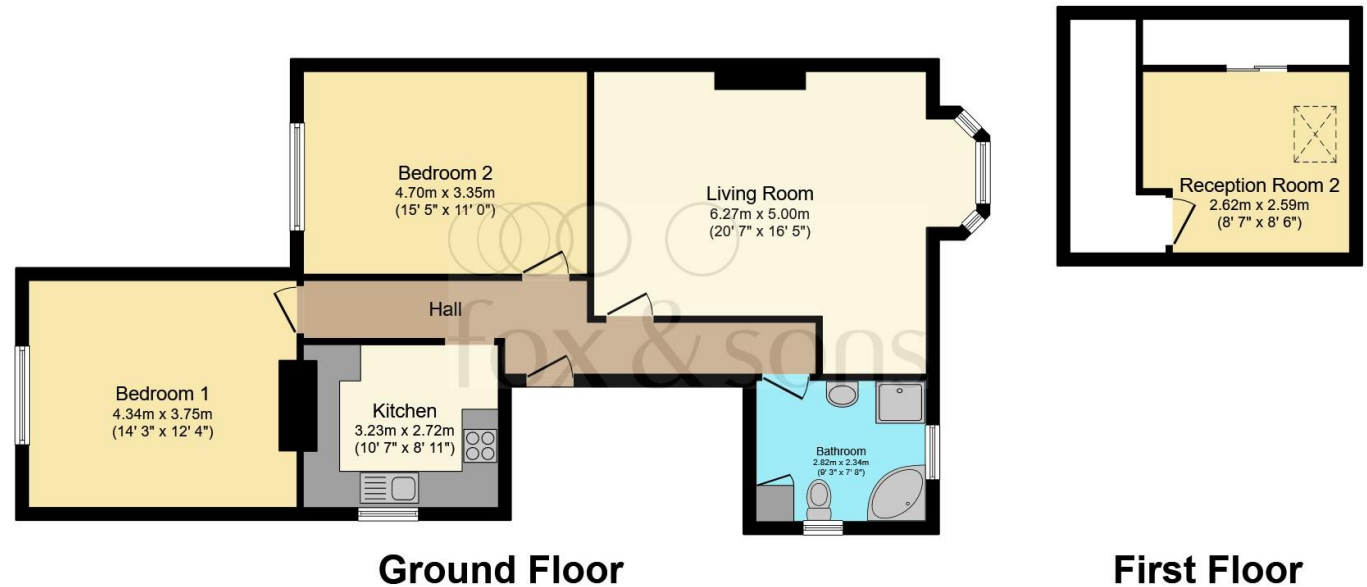
Reception Room Two

8' 7" x 8' 6" (2.62m x 2.59m)

The loft has been transformed into a well-functioning third room, featuring wooden flooring, a Velux window for natural light, and convenient storage spaces built-in, including in the eaves. This versatile space adds both practicality and charm to the flat.

Private Garden

The private garden, primarily lawned, includes a path leading to a decked area at the end. A notable feature is a large shed, enhancing both the aesthetic and functional aspects of the outdoor space.



Total floor area 94.1 m² (1,013 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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Manor Road, Bexhill-On-Sea

- ****GUIDE PRICE **£280,000- £300,000**TWO**
- BEDROOM FIRST FLOOR FLAT WITH PRIVATE GARDEN
- CONVERTED LOFT INTO STUDY/STORAGE ROOM
- MODERN KITCHEN & BATHROOM
- WELL PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: C

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Property Ref:
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