



**Dorset Road, Bexhill-On-Sea TN40 1SG**

**welcome to**

**Dorset Road, Bexhill-On-Sea**

Fox & Sons are thrilled to market this TWO BEDROOM FIRST FLOOR APARTMENT, briefly comprising a spacious lounge, kitchen, shower room, two double-bedrooms, a share in the rear garden, private entrance and on-street parking as well as a prime location!



## Front Access

Outside staircase access to the first-floor front door.

## Entrance Hall

Featuring storage for coats & shoes, radiator and decorative wallpaper.

## Lounge

14' 11" x 12' ( 4.55m x 3.66m )

A generously-sized living area comprising a dual aspect layout, with two double-glazed windows to the side and rear aspects, TV point, powerpoints, radiator and carpet throughout.

## Kitchen

10' 5" x 8' ( 3.17m x 2.44m )

Featuring a range of matching wall and base storage units, space and plumbing for dish washer, washing machine and fridge freezer, inset sink & drainer unit with mixer tap, gas cooker with four ring gas hobs above, double-glazed window to the side aspect and wall mounted combination boiler.

## Bedroom One

14' 3" x 9' 6" ( 4.34m x 2.90m )

Featuring two double-glazed windows both to the side aspect, powerpoints, radiator and carpet throughout.

## Bedroom Two

14' 6" x 8' 8" ( 4.42m x 2.64m )

With a double-glazed window to the rear aspect, powerpoints and radiator.

## Shower Room

A matching suite featuring fully tiled walls, good-sized walk in shower, pedestal wash hand basin, low-level WC and double-glazed frosted window to the side aspect.

## Rear Garden

With garden shed, lawn and paneled fencing.



Total floor area 60.8 m<sup>2</sup> (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Dorset Road, Bexhill-On-Sea

- FIRST FLOOR APARTMENT WITH SPACIOUS GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES & ARRAY OF SHOPS
- TWO BEDROOMS
- SHARE IN THE FREEHOLD
- PRIVATE ENTRANCE & DIRECTLY ON PRIME BUS ROUTES

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 07 Jul 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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