





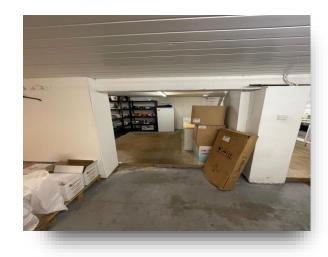
welcome to

Sackville Road, Bexhill-On-Sea

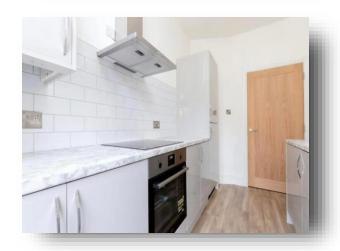
Fox & Sons are proud to market this exceptional FREEHOLD INVESTMENT OPPORTUNITY - fully renovated and refurbished mixed-use building in a PRIME TOWN LOCATION. A rare opportunity to secure an income-generating asset...













Shop / Basement / Office:

Accommodation across the ground-floor shop, basement and studio office- leading to the communal courtyard.

Shop Floor - (29'10" x 15')
Basement - (25'5" x 17'10")
Office to the rear: (25'3" x 6'10")

First-Floor:

Apartment: Comprising spacious accommodation throughout, two double bedrooms, access to communal garden.

Lounge - (13'3" x 11'6") Kitchen - (7' x 11'10") Bedroom One - (14'2" x 10'3") Bedroom Two - (17'9" x 11'5") Shower Room

Second & Third-Floor:

Apartment: Comprising three double bedrooms, ensuite to the third bedroom / office, modern & openplan kitchen / living area and access to the communal courtyard.

Lounge - (11'11" x 11'17")

Kitchen - (8'2" x 6'7")

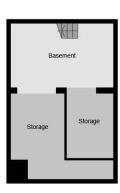
Bedroom One - (13' x 11'10")

Bedroom Two - (11'5" x 14'11")

Shower Room

Bedroom Three / Office - (13'1" x 11'5")

En-Suite









Bedroom Two



Third Floor

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





welcome to

Sackville Road, Bexhill-On-Sea

- Comprising a Two Bedroom Flat, Three Bedroom Flat, Shop Floor, Basement & Office Space
- 125 Year Newly Extended Leases to Both Apartments
- Recent Renovation & Refurbishment Throughout
- Council Tax Bands For 31a & 31b: A
- EPC For 31a & 31b: C

Tenure: Freehold EPC Rating: Exempt Council Tax Band: A

£600,000







Western Rd

Parkhurst Rd

Linden Rd

Sackville Rd

Egerton Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112674

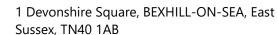


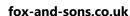
Property Ref: BOS112674 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.



fox & sons

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