



Sackville Road, Bexhill-On-Sea TN39 3JD

welcome to

Sackville Road, Bexhill-On-Sea

Fox & Sons are pleased to market this incredible THREE BEDROOM SPLIT-LEVEL APARTMENT in a central high street position. Boasting three double bedrooms including one on the third-floor with it's own EN-SUITE, open plan & modern kitchen, split-level accommodation and NO ONWARD CHAIN!



Lounge

11' 11" x 11' 7" (3.63m x 3.53m)

An open-plan space with a spacious window to the front-aspect, radiator, powerpoints and TV point.

Kitchen

8' 2" x 6' 7" (2.49m x 2.01m)

Comprising a newly-fitted, modern kitchen with an integral fridge & freezer, single sink & drainer unit with mixer tap, induction hob with oven below, extractor fan, integral dishwasher, integral wine cooler and partially-tiled walls.

Bedroom One

13' x 11' 10" (3.96m x 3.61m)

Featuring a window to the side-aspect, powerpoints and radiator.

Bedroom Two

11' 5" x 14' 11" (3.48m x 4.55m)

Featuring windows to the rear and side-aspects, built-in storage, radiator and powerpoints.

Shower Room

With a walk-in shower, low-level WC, wash hand basin, full-tiled walls & flooring, window to the side-aspect and heated towel rail.

Bedroom Three

13' 1" x 11' 5" (3.99m x 3.48m)

With two individual velux windows, radiator, powerpoints and access to private en-suite.

En-Suite

Boasting a panelled bath with rainfall shower attachments, velux window, low-level WC, wash hand basin and heated towel rail.



**Second Floor
Plan**



Loft Area

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



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welcome to

Sackville Road, Bexhill-On-Sea

- Three Bedroom Split-Level Apartment
- Perfect Investment Opportunity
- 125 Year Renewed Lease
- Completely Refurbished to a High Standard Throughout
- Permit / On-Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS112690 - 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 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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