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**BURGESS & CO.**  
01424 222255

Flat 1, 1-7 North Road, Bexhill-On-Sea, TN39 5BJ

£135,000 Leasehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market this purpose built first floor flat, situated in a convenient location being close to nearby amenities, bus services and local schools. Bexhill Town Centre is within 2 miles providing an array of shopping facilities, restaurants, mainline railway station and the seafront. The flat has its own private entrance with steps leading to the first floor hallway and the accommodation comprises a 19'7 lounge/dining room with access to balcony, a kitchen, a double bedroom and a shower room. The property benefits from double glazing and gas central heating. This would be an ideal purchase for a first time buyer, or an investment buyer, and it comes with no onward chain. Viewing recommended.

**Private Front Door**

Leading to

**Lobby**

With radiator, cupboard housing double glazed window to the side, stairs to

**Hallway**

With storage cupboard, loft hatch, borrowed light window, double glazed window.

**Lounge/Diner**

19'7 x 10'8 max

With radiator, feature gas fire, fitted cupboard, further cupboard housing tank, double glazed window to the rear, double glazed window & door to Balcony to the front.

**Kitchen**

8'6 x 8'5

Comprising matching wall & base units, radiator, inset sink, space & plumbing for washing machine,

space for cooker, two storage cupboards, double glazed window to the rear.

**Bedroom**

12'2 x 9'7

With radiator, double glazed window to the front.

**Shower Room**

6'4 x 5'7

Comprising shower cubicle with electric shower, low level w.c, pedestal wash hand basin, partly tiled walls, double glazed frosted window to the rear.

**NB**

There is the remainder of a 125 year Lease from 1988. We have been advised that the service charges for year ending 2023 were £453.24 to include buildings insurance. Council tax band: A

