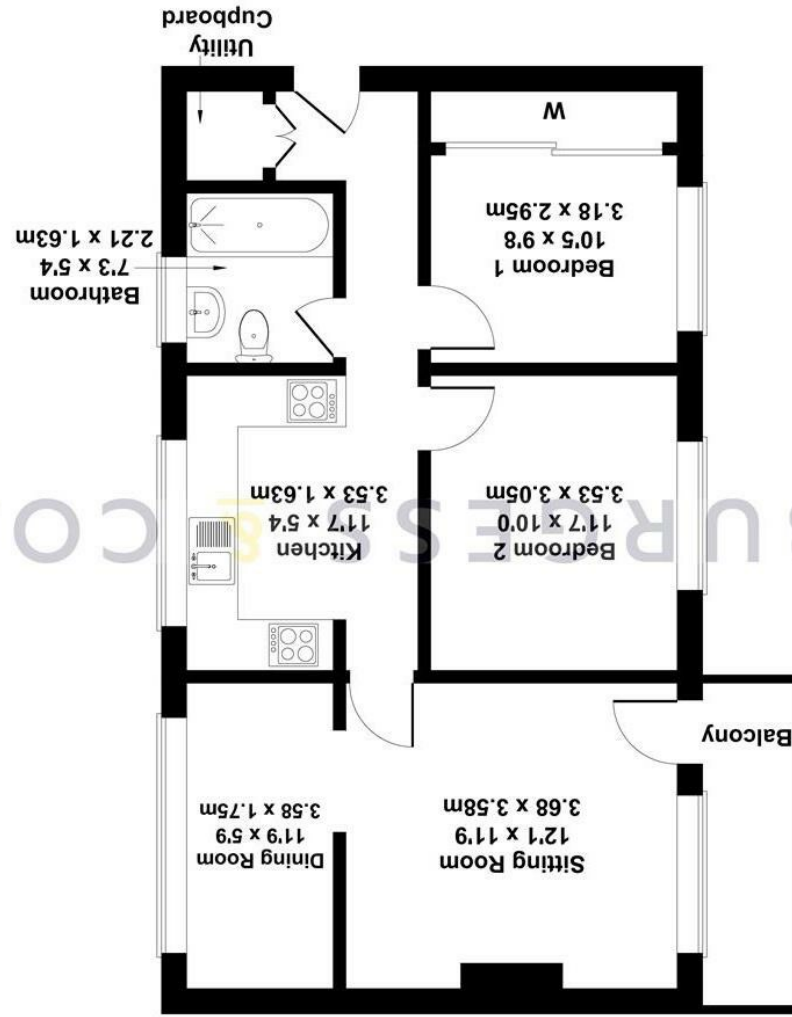


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Preston Road
Approximate Gross Internal Area
679 sq ft - 63 sq m

BURGESS & CO.
01424 222255

99 Lindfield House, Preston Road, Bexhill-On-Sea, TN39 5BZ

£179,950 Leasehold



01424 222255

Burgess & Co are delighted to present to the market this spacious ground floor, purpose built flat located to the North of Bexhill in a residential area. Ideally situated 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 accommodation is arranged to provide a lounge/dining room with access to a balcony, a modern fitted kitchen, a utility cupboard, two double bedrooms and a modern fitted bathroom. Further benefits include gas central heating, double glazing and a good standard of decoration throughout. This would be an ideal purchase for a first time buyer, or an investment buyer. Viewing is recommended by vendors sole agents.

Communal Entrance

With entry-phone system.

Ground Floor

With private front door to

Entrance Hall

With radiator, utility cupboard with power connected & appliance space.

Living Room

12'1 x 11'9

With radiator, feature electric fire, double glazed window to the front, double glazed door to leading to an enclosed Balcony.

Dining Area

11'9 x 5'9

With radiator, double glazed window to the rear.

Kitchen

11'7 x 5'4

Comprising matching range of wall & base units,

worksurface, inset sink unit, inset gas hob with extractor hood, fitted oven, tiled splashbacks, undercounter & plinth lighting, space for fridge/freezer, wall mounted Worcester combi boiler, double glazed window to the rear.

Bedroom One

10'5 x 9'8

With radiator, built-in wardrobes, double glazed window to the front.

Bedroom Two

11'7 x 10'0

With radiator, double glazed window to the front.

Bathroom

7'3 x 5'4

Comprising bath with shower over & glass screen, pedestal wash hand basin, low level w.c, heated towel radiator, partly tiled walls, double glazed frosted window to the rear.

NB

There is the remainder of a 125 year Lease from 31 October 1988. We have been advised that the service charges are £116 pcm and the ground rent is £10 pa. Pets and sub-lets are allowed. Council tax band: A

