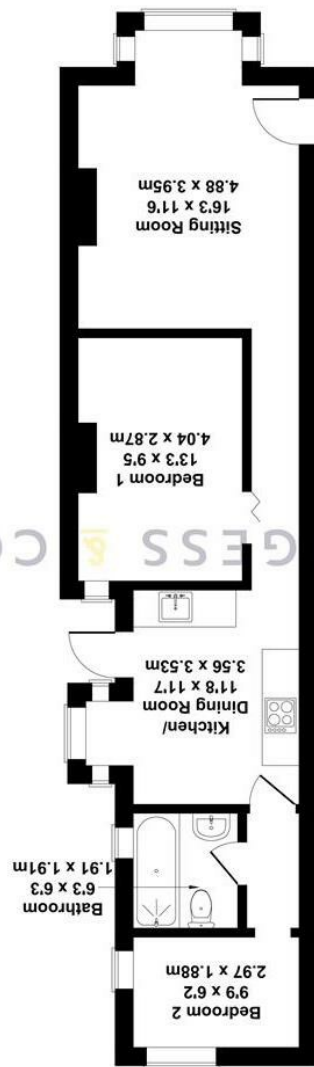




Not to Scale. Produced by The Plan Portal 2024  
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Windsor Road  
Approximate Gross Internal Area  
579 sq ft - 54 sq m

**BURGESS & CO.**  
01424 222255

Flat 1, 72 Windsor Road, Bexhill-On-Sea, TN39 3PE

Offers Over  
£175,000 Leasehold



01424 222255

Burgess & Co are delighted to bring to the market this spacious garden flat occupying the ground floor of this charming period property. Ideally located being a short walk from Bexhill Town Centre with its array of shopping facilities, restaurants, bus services, mainline railway station and sea front. The accommodation is arranged to provide a lounge, kitchen/dining room, two bedrooms and a family bathroom. Benefits include double glazing, gas central heating and a particular feature is the private enclosed rear garden with patio area and shed. Viewing is recommended to fully appreciate all the is property has to offer as well as the convenient location.

**Communal Entrance**

With private front door to

**Sitting Room**

16'03 x 11'65

With radiator, double glazed bay window to front

**Hallway**

With storage cupboard

**Kitchen/Dining Room**

11'88 x 11'71

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashback, fitted low level oven, fitted electric hob with extractor hood over, appliance space, space and plumbing for washing machine, wall mounted combination Buderus boiler, space for small dining table, tiled floor, radiator, double glazed bay window to the side, double glazed frosted door to side.

**Bedroom 1**

13'36 x 9'58

With radiator, double glazed window to rear

**Bedroom 2**

6'02 x 9'09

With radiator, double glazed window to rear, double glazed frosted window to side.

**Bathroom**

6'35 x 6'3

Comprising bath with electric shower over, pedestal wash hand basin, low level w.c, partly tiled walls, tiled floors, radiator, double glazed frosted window to the side.

**Outside**

To the rear there is a patio area, flowerbeds, area of lawn, mature plants, shrubs & trees, garden shed.

**NB**

There is the remainder of a 199 year Lease from 14 May 1988. We have been advised that the service charge is a 50/50 split with the flat above on an as and when basis. Council tax band: A

