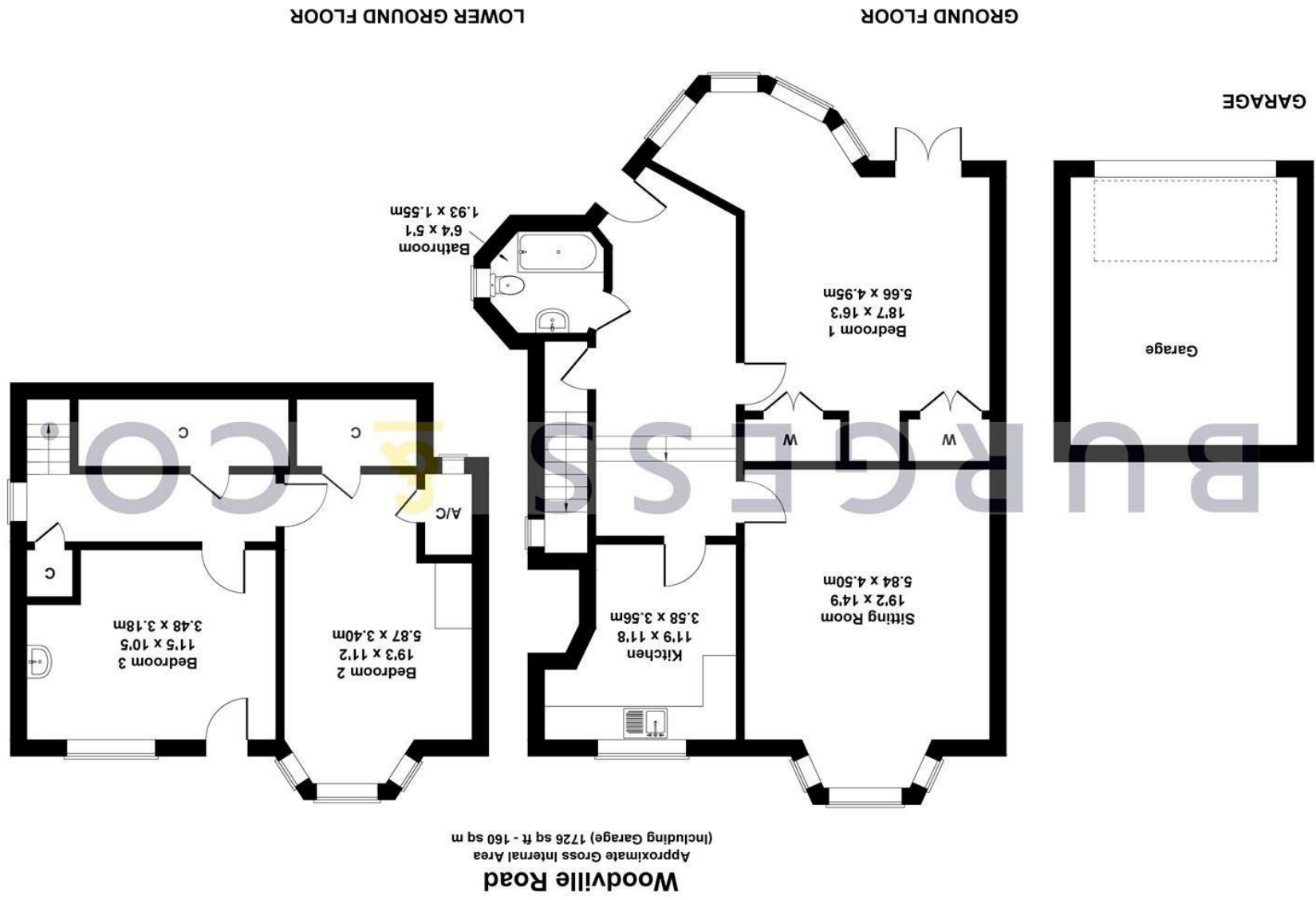




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BURGESS & CO.
01424 222255

Flat 1, 2 Woodville Road, Bexhill-On-Sea, TN39 3EU

£285,000 Leasehold



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****CASH BUYERS ONLY**** Burgess & Co are delighted to bring to the market this charming split level ground floor flat with a lower ground floor area forming part of this converted period property. Ideally located within close walking distance to Bexhill Town Centre with its array of amenities, restaurants, mainline railway station, bus services, seafront and the iconic De La Warr Pavilion. This rare property offers scope to improve and to create your own finish. The accommodation comprises a private entrance, a large entrance hall, a living room, a kitchen/diner, three double bedrooms, and a bathroom/w.c. Further benefits include gas central heating, original sash windows and many original features. To the outside there is a private rear garden and a driveway providing parking leading to a detached single garage. Viewing highly recommended to fully appreciate the potential and size this property has to offer.

Entrance Hall

With radiator, partly panelled walls.

Bedroom One

18'7 x 16'3

With two radiators, built-in wardrobes, single glazed bay window to the front, single glazed doors to the front.

Bathroom

6'4 x 5'1

Comprising bath, wash hand basin, low level w.c, partly tiled walls, three stained glass windows with secondary glazing to the side.

Split Level Hallway

Living Room

19'2 x 14'9

With two radiators, feature fire, three sash windows to the rear.

Kitchen

11'9 x 11'8

Comprising matching base units, worksurface, inset sink unit, radiator, sash window to the rear.

Lower Ground Floor

With frosted window to the side, door to store room.

Bedroom Two

19'3 x 11'2

With airing cupboard, access to eaves storage, single glazed bay window to the rear.

Bedroom Three

11'5 x 10'5

With wash hand basin, window & door to the rear.

Outside

To the front there is an area of lawn with mature hedges, enjoying privacy. To the rear there is a private garden being mainly laid to lawn.

Garage

There is a driveway providing off road parking lead to a detached single garage.

NB

There is the remainder of a 99 year Lease from 29 September 1982. We have been advised that the maintenance is on an as & when basis (40% split cost) and the ground rent is £50 per annum. We have informed that the cost to extend the Lease will be circa £40,000. Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	