



BURGESS & CO.
01424 222255

3a Linden Road, Bexhill On Sea, TN40 1DN

Offers Over
£215,000 Freehold



Burgess & Co are delighted to present to the market this exceptionally well presented one bedroom, two reception room ground floor converted flat, situated in Bexhill Town Centre being within easy reach of local amenities, restaurants, mainline railway station, bus services and the beautiful seafront with the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a living room, a dining room, a fitted kitchen, a utility area, a sun room, a double bedroom and a fitted bathroom. Further benefits include gas central heating and double glazing. To the outside there is a private rear courtyard garden through the delightful sun room and on street permit parking available. Viewing is essential to appreciate the size and quality by vendors sole agents.

Communal Entrance Hall

With private front door to

Entrance Hall

With radiator, original flooring.

Living Room

16'3 x 14'9

With radiator, feature fireplace, original flooring, double glazed bay window to the front.

Bedroom

13'1 x 12'2

With radiator, original flooring, two double glazed frosted windows to the side, double glazed window to the rear.

Dining Room

11'8 x 11'8

With radiator, original flooring, understairs storage cupboard, double glazed window to the side.

Kitchen

11'9 x 5'9

Comprising matching range o f wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks,

inset electric hob with extractor hood over, fitted oven, space for appliances, original flooring, double glazed window to the side.

Utility Area

With space for fridge/freezer, space & plumbing for washing machine, wall mounted Worcester combi boiler, sealed unit double glazed door to

Sun Room

14'7 x 5'7

With double glazed frosted windows to the rear & side, double glazed door to side.

Bathroom/WC

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

Outside

There is a front garden being mainly paved with shrub borders. The property enjoys the benefit of a low maintenance private rear courtyard garden being mainly paved with water tap and screened by fencing having side pedestrian access.

NB

We have been advised that this property comes with 100% of the Freehold and a new 999 year Lease. The property is responsible for 30% of the maintenance. Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

