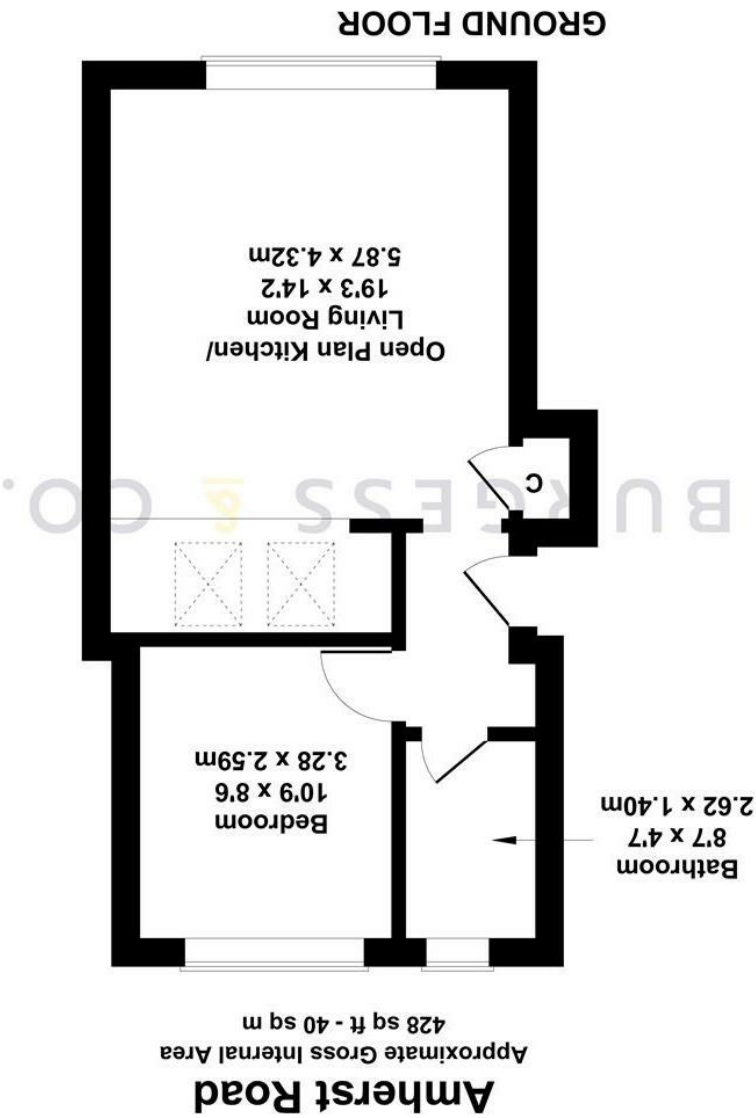




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BURGESS & CO.
01424 222255

Flat 3, 50 Amherst Road, Bexhill-On-Sea, TN40 1QW

£155,000 Leasehold



Burgess & Co are delighted to offer to the market this bright and spacious top floor flat, situated within an attractive building and located a short walk away from Bexhill Town Centre with its amenities, shops, restaurants, mainline railway station and the desirable seafront. The property comprises entrance hall, open plan living room with modern fitted kitchen area, a double bedroom and a fitted bathroom. Further benefits include gas central heating, double glazing and good standard of decoration throughout. To the outside there is a private rear garden being mainly laid to lawn with patio area. Viewing highly recommended to fully appreciate this lovely property.

Communal Entrance Hall

With stairs to

Top Floor Landing

With storage cupboard, private front door to

Entrance Hall

With entry-phone system.

Open Plan Living/Kitchen

19'3 x 14'2

With radiator, large storage cupboard, double glazed window to the front. Kitchen area comprising matching range of wall & base units, worksurface, inset sink, space & plumbing for washing machine, fitted electric hob with oven under, space for fridge, breakfast bar area, further appliance space, tiled splashback, radiator, two double glazed Velux windows.

Bedroom

10'9 x 8'6

With radiator, Alpha combi boiler (fitted Feb 2022), double glazed window to the rear.

Bathroom

8'7 x 4'7

Comprising bath with shower over, low level w.c, vanity unit with inset wash hand basin with mixer tap, radiator, partly tiled walls, double glazed frosted window to the rear.

Outside

There is a private area of garden located to the rear being mainly laid to lawn with a patio area, mature plants & shrubs, a garden shed and is accessed via the side of the property.

NB

There is the remainder of a 189 year Lease

from 29 September 1987. We have been advised that there are approximately 153 years remaining on the Lease, the maintenance is 25% of the costs on an as & when basis and the ground rent is £300 per annum. Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

