



ESTATE AGENTS

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Offers In Excess Of £275,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE GROUND FLOOR GARDEN APARTMENT with SHARE OF FREEHOLD and a 999 YEAR LEASE. Offering GENEROUSLY PROPORTIONED ACCOMODATION to the entire ground floor of this SEMI DETACHED BUILDING, with PARKING and a PRIVATE GARDEN.

Inside the accommodation comprises an entrance hall, IMPRESSIVE 21ft BAY FRONTED LIVING ROOM, breakfast room, kitchen, TWO DOUBLE BEDROOMS and a SHOWER ROOM. The property does have gas fired central heating and retains some of its ORIGINAL PERIOD FEATURES, but also requires some updating.

Offered to the market CHAIN FREE and conveniently located in Bexhill town centre within walking distance to the mainline railway station, promenade, De La Warr Pavilion and a range of amenities within the town centre itself including restaurants and coffee shops.

This GROUND FLOOR GARDEN APARTMENT must be viewed to fully appreciate the overall space and position on offer.

COMMUNAL FRONT DOOR

Leading to;

COMMUNAL ENTRANCE HALL

Private front door to;

ENTRANCE HALL

Ceiling height approximately 10'6, cornicing, wall mounted entry phone system, dado rail, radiator, doors to boiler room and storage cupboard, further door opening to;

LOUNGE-DINER

21'4 into bay x 15'3 (6.50m into bay x 4.65m)

Ceiling height approximately 10'6, cornicing, panelled ceiling, fireplace, high skirting, two double radiators, television point, double glazed bay window to front aspect.

BREAKFAST ROOM

13'3 x 9'9 (4.04m x 2.97m)

Ceiling height approximately 10'6, radiator, picture rail, two double glazed windows to side aspect, door opening onto;

KITCHEN

12'8 x 6' (3.86m x 1.83m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine, double radiator, breakfast bar, coving to ceiling, two double glazed windows and doors to rear aspect overlooking and providing access to the garden.

BEDROOM ONE

23' x 13'7 (7.01m x 4.14m)

Ceiling height approximately 10'6, panelled ceiling, picture rail, two double radiators, wash hand basin, television point, double glazed windows and French doors to rear aspect overlooking and providing access to the garden.

BEDROOM TWO

12'8 x 8'2 (3.86m x 2.49m)

Ceiling height approximately 10'6, picture rail, radiator, built in wardrobe, two double glazed windows to side aspect.

SHOWER ROOM

Walk in shower, wash hand basin, dual flush low level wc, tiled walls, non-slip flooring, radiator, double glazed opaque glass window to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking.

REAR GARDEN

Accessible via the kitchen and also the master bedroom, with a decked patio abutting the property, few steps up onto a large section of lawn with mature flowering shrubs and plants, greenhouse, outside tap, walled boundaries.

TENURE

We have been advised of the following by the vendor:

Share of Freehold

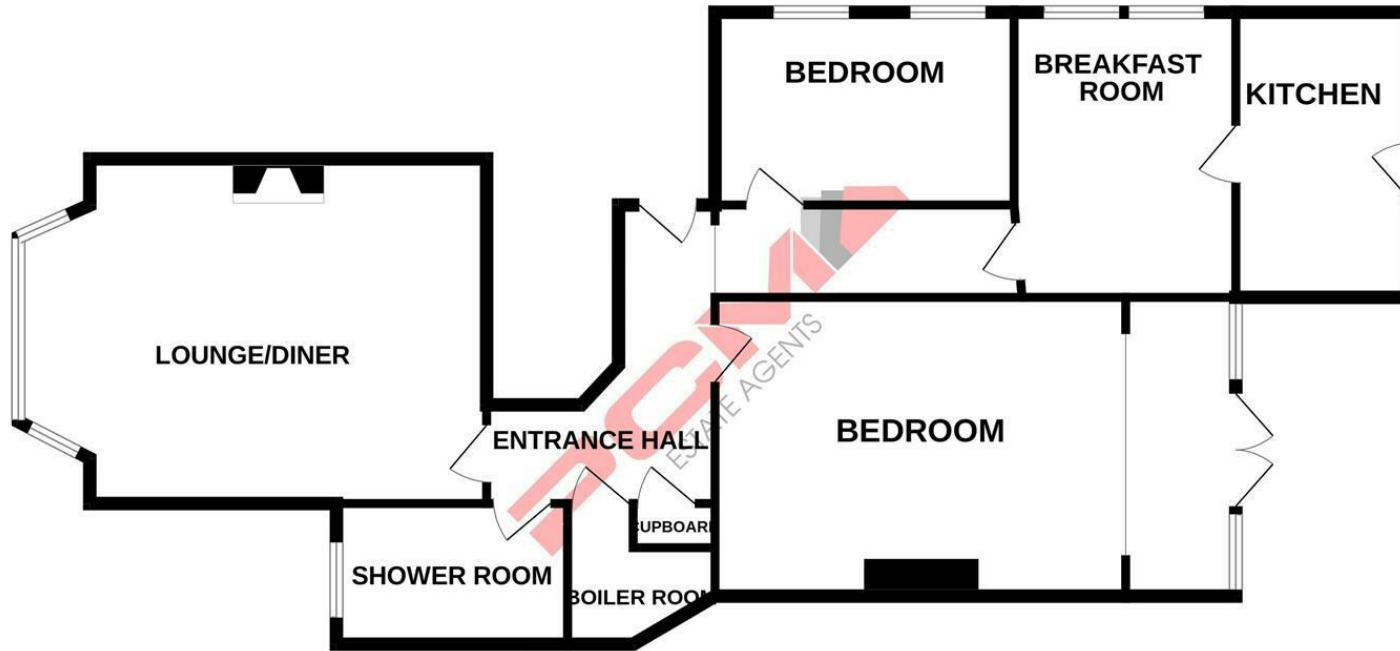
Lease: 999 year lease

Annual Maintenance: TBC

Council Tax Band: B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.