



ESTATE AGENTS

**Hall Floor Flat 249, London Road, Bexhill-On-Sea, TN39
4AH**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £190,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE spacious TWO DOUBLE BEDROOMED HALL FLOOR FLAT with a PRIVATE GARDEN and NEW LEASE.

This flat offers well-proportioned accommodation comprising a PRIVATE FRONT DOOR leading to a spacious entrance hall with ample storage, BAY FRONTED LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC. Other modern comforts include gas fired central heating, double glazing and the aforementioned PRIVATE SECTION OF REAR GARDEN accessed via a passageway.

Positioned within easy reach of nearby amenities including popular schooling establishments, within easy reach of the town centre with mainline railway station providing convenient links to London, and a variety of independent shops.

Viewing comes recommended, please call now to arrange your viewing.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALL

Radiator, large storage cupboard, door to:

LOUNGE-DINER

15' into bay x 11'1 (4.57m into bay x 3.38m)

Telephone point, coving to ceiling, radiator, double glazed bay window to front aspect.

KITCHEN

12'7 x 12'2 (3.84m x 3.71m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, radiator, part tiled walls, two double glazed windows to rear aspect.

BEDROOM ONE

15' into bay x 11'8 (4.57m into bay x 3.56m)

Coving to ceiling, picture rail, radiator, television point, double glazed bay window to front aspect.

BEDROOM TWO

12'2 x 9'2 (3.71m x 2.79m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, radiator, double glazed window to rear aspect.

SEPARATE WC

Low level wc, double glazed window to rear aspect.

GARDEN

The property has a private section of garden this is accessible via a side passage. The garden is in need of cultivation but offers a good area of outside space for anybody seeking a garden.

TENURE

We have been advised of the following by the vendor:

Lease: The vendor will be extending the lease as part of the transaction.

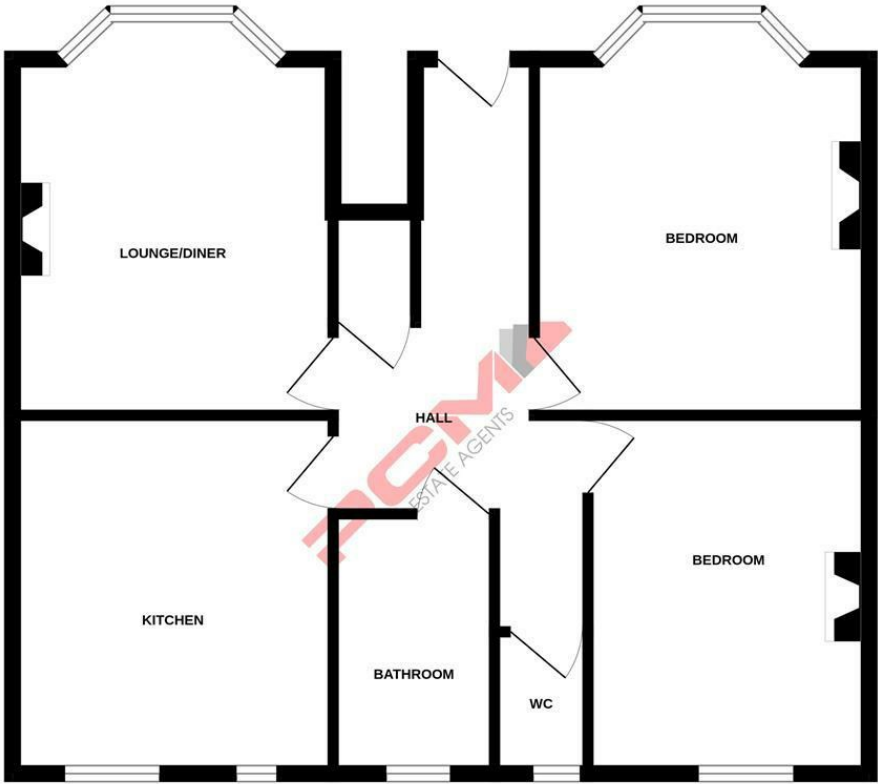
Maintenance: As & When Required

Ground Rent: Approximately £50 per annum.

Building Insurance: Approximately £650 per annum (Paid for 2025 already)



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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