

# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 Offa Court, Bexhill on Sea, TN40 1TX

£169,950









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# 7 Offa Court

Bexhill on Sea, TN40 1TX

- Surprisingly spacious purpose built first floor flat
- Large lounge with square bay window
- Contemporary bathroom
- Extensive communal gardens
- Quiet, tucked-away location near town & seafront
- Double bedroom with lovely views over the town to the sea
- Kitchen with oven & hob
- Lift
- Hot water and heating included in service charge
- No onward chain

Abbott & Abbott Estate Agents are delighted to offer for sale, with no onward chain, a surprisingly spacious purpose built first floor flat, served by lift, situated in a quiet, tucked-away and elevated position to the rear of the town centre, with lovely views from the kitchen and bedroom over the town to the sea, with Beachy Head and the South Downs beyond. Built in the 1970's by local builders, R A Larkin, the property provides bright and attractive accommodation which includes a 15' x 12' lounge with a large square bay window, kitchen with built-in oven and hob, a double bedroom with wardrobes and contemporary shower room. Outside, the block is one of four, including the original house, 'Millfield' set in extensive communal gardens. Served by entryphone, the property has uPVC double glazed windows and constant hot water and heating is provided by a communal boiler and included in the service charge.

The town centre shops, railway station and seafront are all just over half a mile distant and there is a short walk to the picturesque Old Town with its Manor Gardens, St Peters Church and Doctor's surgery, via a gate to Belle Hill.



## Communal Entrance Hall

## Good Size Entrance Hall

9'10 x 5'10 plus recess (3.00m x 1.78m plus recess)

## Lounge

15' x 12' plus large square bay window (4.57m x 3.66m plus large square bay window)

## Kitchen

11'9 x 7'11 (3.58m x 2.41m)

## Double Bedroom

15' plus recess x 12' (4.57m plus recess x 3.66m)

## Bathroom

## Extensive Communal Gardens

Lease - 999 years from March 1973

Maintenance - Currently £1929 per six months

Council Tax Band - B (Rother District Council)

EPC Rating - C









Floor Plans

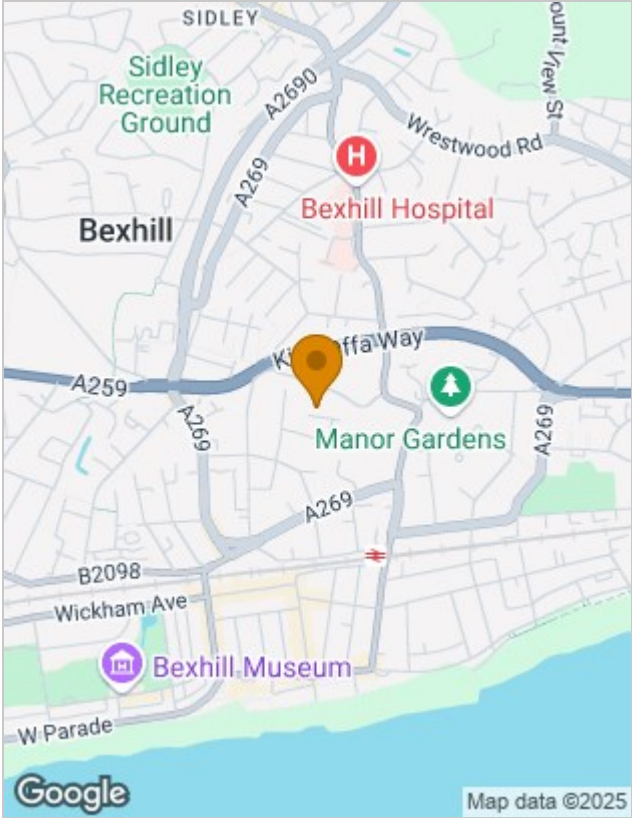


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

