

Abbott & Abbott

Estate Agents, Valuers and Lettings



16 Knole Court Knole Road

Bexhill-On-Sea, TN40 1LN

£125,000



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Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming third floor flat, part of a conversion from a substantial, Grade II listed, Victorian terrace situated on the seafront, with this property at the rear of the building, and providing lovely views from most rooms over Gullivers Bowls Greens and the town beyond. Although in need of extensive modernisation and redecoration, the property provides a good size lounge, bedroom with built-in wardrobe, kitchen and bathroom.

The property is situated in a most convenient position, immediately adjacent to the seafront and within a few hundred yards of the main town centre shopping streets, the railway station and the De la Warr Pavilion.

- Third floor flat for modernisation in characterful Grade II listed building
- Good size lounge
- No onward chain
- One bedroom
- Lovely views over Gullivers Bowls Greens and the town beyond

Communal Entrance Hall

Entryphone-controlled, with stairs to third floor and front door.

Entrance Hall

11'2 x 3'3

Built-in cupboard housing water tanks. Entryphone.

Lounge

15'9 x 11'2

A room with a lovely outlook over Gullivers Bowls Greens and the town beyond. Fireplace

Kitchen

12'2 x 5'11

Base store unit with cupboards, drawers and stainless steel sink with double drainer. Tiled splashbacks.

Bedroom

16'1 max x 10'10 max

An L-shaped room with built-in wardrobe.

Bathroom

Panelled bath, wash basin, and WC.

Lease: 98 years from May 2017

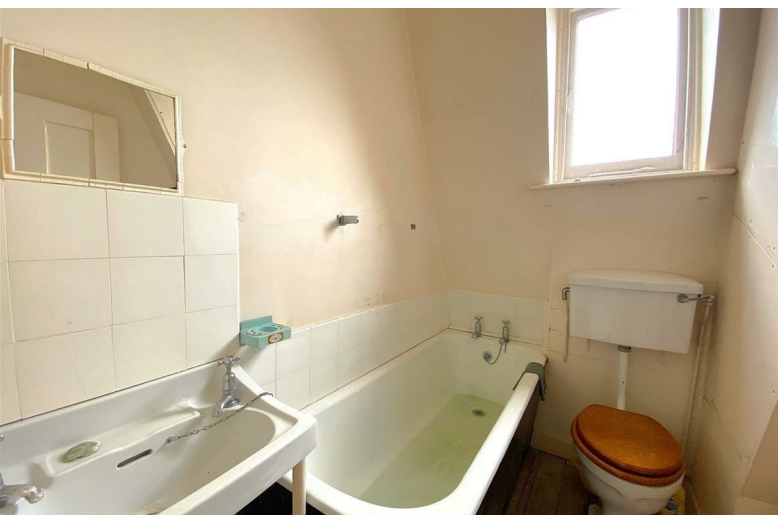
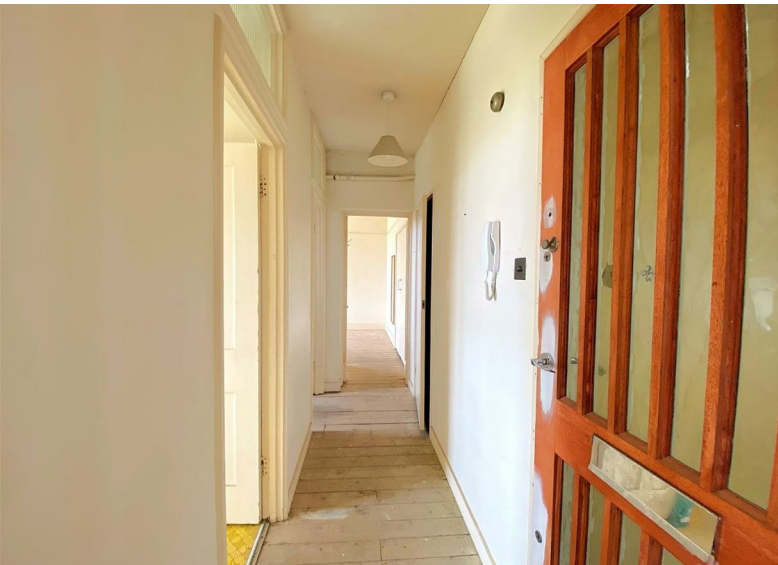
Maintenance: Currently £836.25 a quarter

To include buildings insurance, general maintenance, communal lighting, ground rent payment, etc

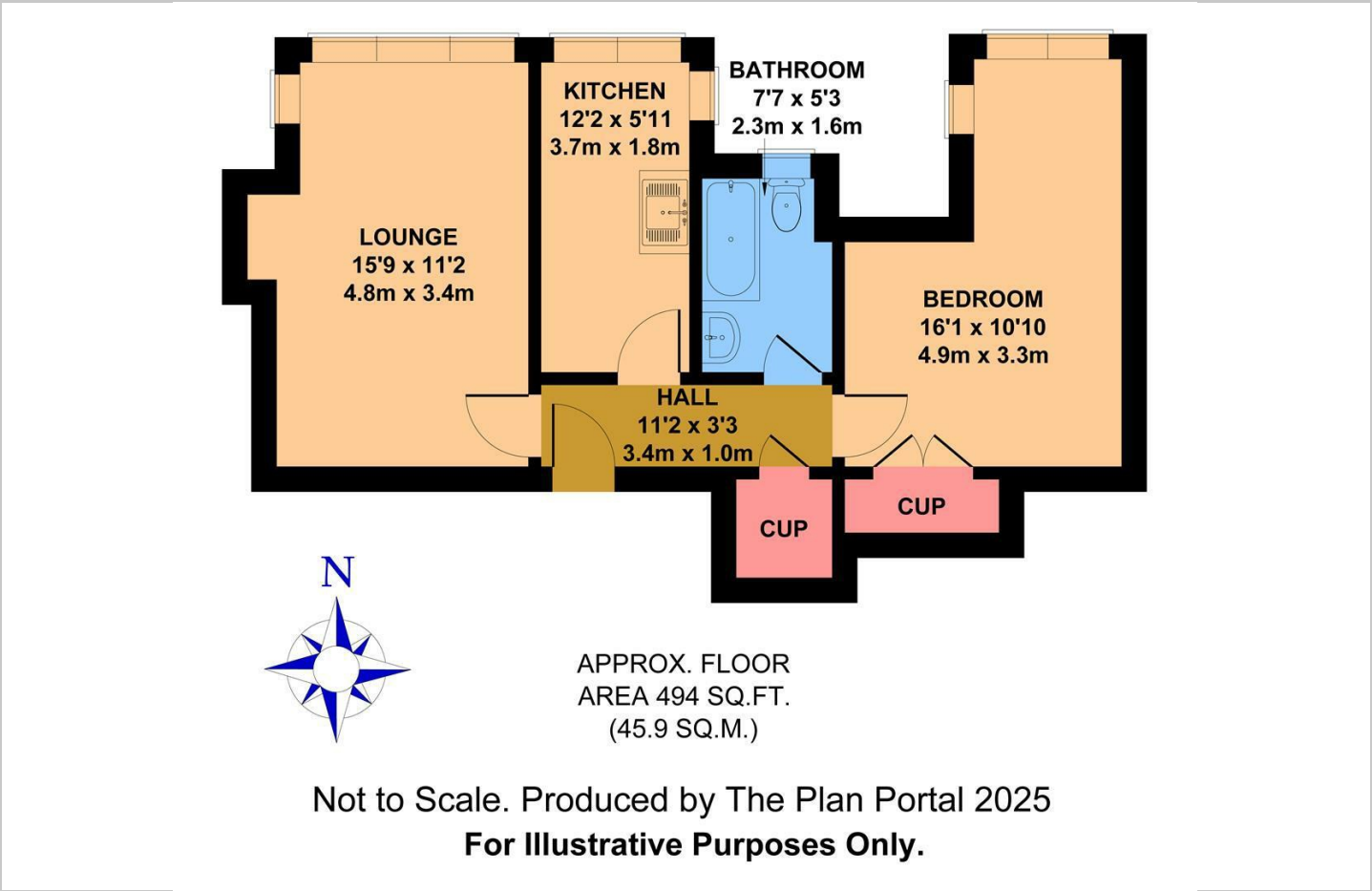
Council Tax Band: A (Rother District Council)

EPC Rating: G





Floor Plan



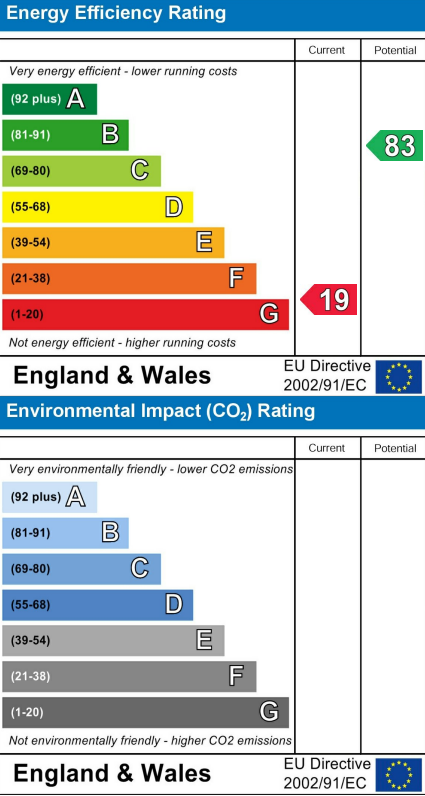
Area Map



Viewing

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

Energy Efficiency Graph



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