



2 Crispin Court Upper Sea Road

Bexhill-On-Sea, TN40 1RS

- Good size ground floor purpose built flat for modernisation
- · Large double aspect lounge with square bay window
- Communal gardens
- Gas central heating and uPVC double glazing to most rooms
- No onward chain

- Two double bedrooms
- Shower room and separate WC
- Garage in block
- Excellent town centre location near station and seafront

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this well proportioned purpose built ground floor flat, now in need of general modernisation, but situated in a most convenient location within a few hundred yards of the railway station, the seafront and the main town centre shopping streets.

Part of a small block of just eight flats built around 1960, the property provides two double bedrooms, an 18' double aspect lounge/dining room with square bay window, kitchen, shower room and separate WC. Outside, there are communal lawns to the rear of the block and a garage. Gas central heating is installed and there are uPVC double glazed windows to most rooms. The block itself features an entryphone system.





£159,950



Communal Entrance Hall

Good Size Entrance Hall

16'5 max x 6'2 max (5.00m max x 1.88m max)

Lounge/Dining Room 18'1 x 11'6 (5.51m x 3.51m)

Kitchen 7'7x 7'7 (2.31mx 2.31m)

Bedroom One 14'5 x 11'2 (4.39m x 3.40m)

Bedroom Two 14'9 x 9'2 (4.50m x 2.79m)

Shower Room

Separate WC

Communal Lawns

Garage No 2 16' x 8' (4.88m x 2.44m)

Lease: 999 years from March 1969

Maintenance: To be advised



Council Tax Band - B (Rother District Council)
EPC Rating - D

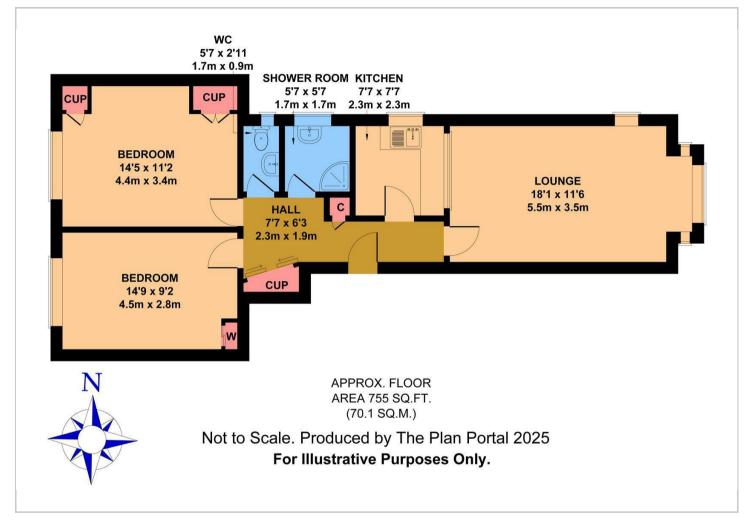






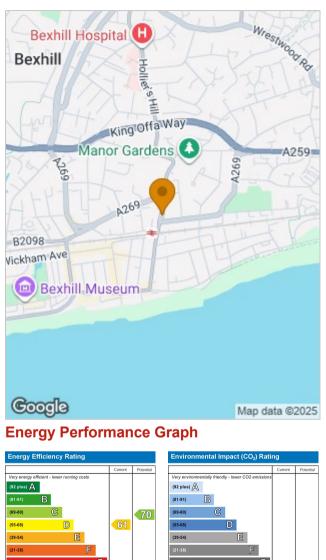


Floor Plans Location Map



Viewing

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



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