

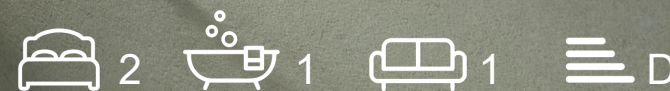
Abbott & Abbott

Estate Agents, Valuers and Lettings



1 The Links Bolebrooke Road, Bexhill-On-Sea, TN40 1EW

£495,000





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1 The Links Bolebrooke Road

Bexhill-On-Sea, TN40 1EW

- Beautifully presented ground floor seafront flat of considerable character
- Two double bedrooms with wardrobes
- Large reception hall
- 11' high ceilings to most rooms
- Large garage
- Lovely large sitting room with 9' x 9' semi-circular bay window
- South-facing sun room with extensive sea views
- Kitchen with appliances
- South & west gardens - private to this property
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this beautifully presented ground floor seafront flat of considerable character, providing highly spacious accommodation, panoramic sea views, private gardens, and a large garage. Part of a conversion of a former hotel carried out by local builders, R A Larkin, in the 1960's, the property provides impressive and elegant accommodation with most rooms having 11' (3.35m) ceiling heights giving a real feeling of light and space. There are two large bedrooms - each with wardrobes, kitchen with appliances, and a contemporary bathroom. A particular feature is the main sitting room which is a lovely room with a 9' x 9' (2.74m x 2.74m) semi-circular bay window with views over the garden to the sea beyond.. The sitting room also provides access to a south-facing sun room which takes full advantage of the sea views. Outside, there are well-tended gardens to the south and west sides of the property, private to this property, and a large garage. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated in a corner position, at the junction of the seafront and Bolebrooke Road, just under half a mile from the main town centre shopping streets, the railway station and the De la Warr Pavilion.



Communal Entrance Hall

Entrance Hall

Reception Hall 19' x 10'4 (5.79m x 3.15m)

Beautiful Sitting Room 17'3 x 15'6 (5.26m x 4.72m)

South-Facing Sun Room
25' max x 9' max (7.62m max x 2.74m max)

Well Equipped Kitchen 14'1 x 8'2 (4.29m x 2.49m)

Bedroom One 20' into bay x 13' (6.10m into bay x 3.96m)

Bedroom Two
16'5 into bay x 12'5 (5.00m into bay x 3.78m)

Contemporary Bathroom

Well Maintained Gardens

Large Garage No 6 25' x 8'6 (7.62m x 2.59m)

Lease: 999 years from March 1961



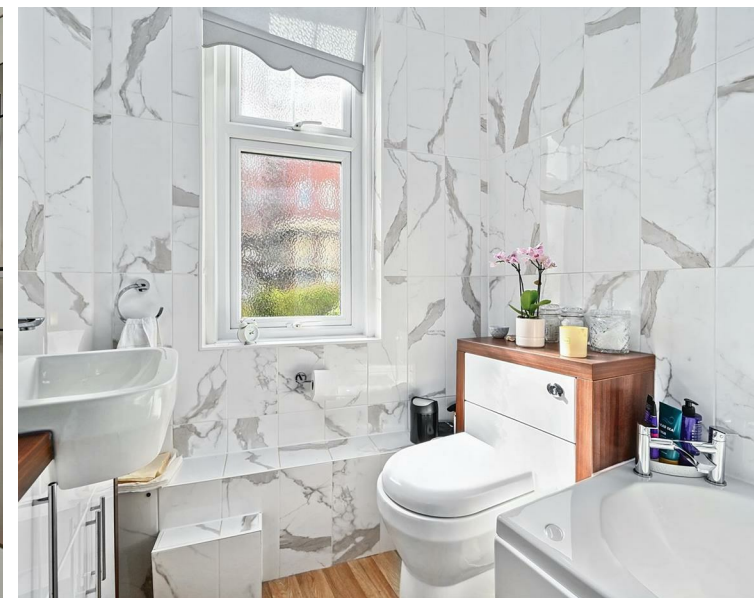
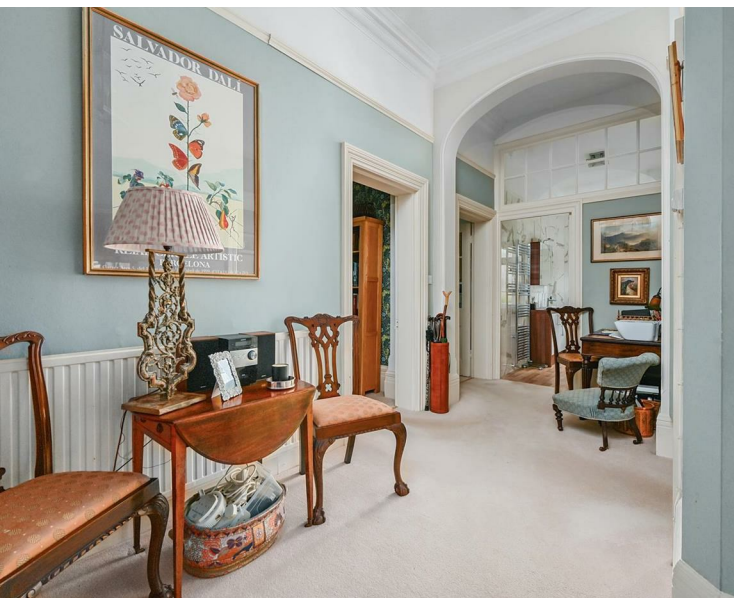


Maintenance: Currently £2400 pa

Freehold: Owns 1/12th share

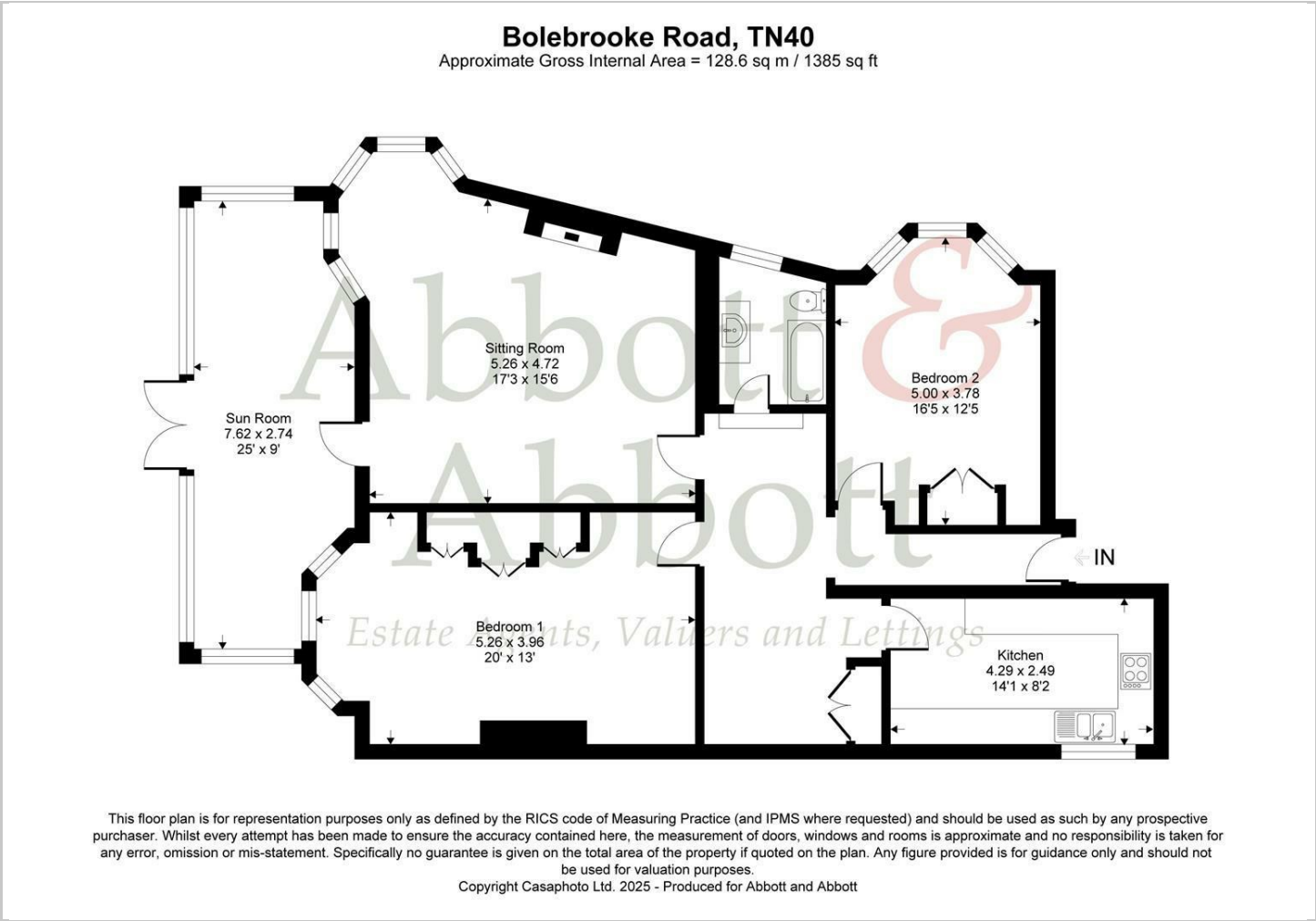
Council Tax Band: B (Rother District Council)

EPC Rating: D





Floor Plans

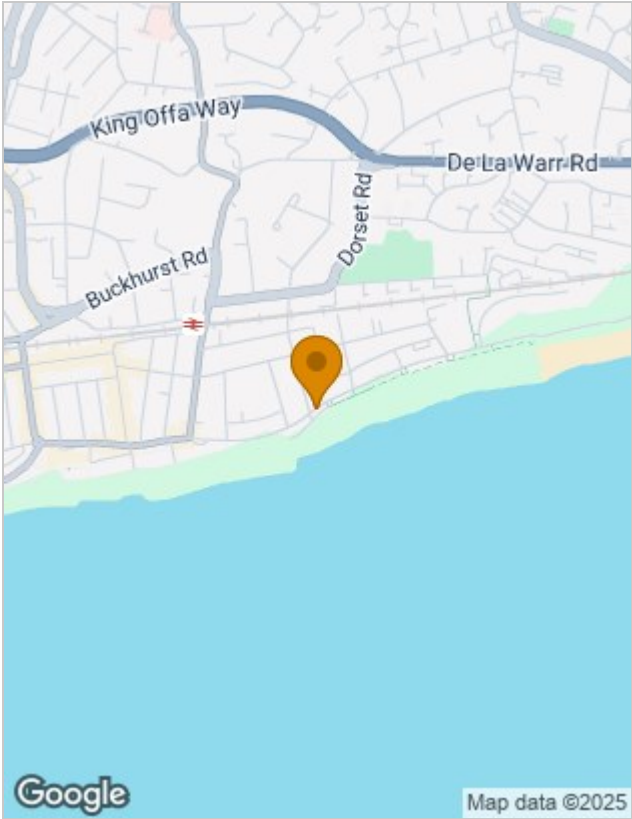


Viewing

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

