

Abbott & Abbott

Estate Agents, Valuers and Lettings



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The Efficient Freight Company 50



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50 St Leonards Road

, Bexhill, TN40 1JB

£149,950



50 St Leonards Road

Abbott and Abbott are offering for sale this conveniently situated town centre converted first floor flat.

The property is extremely well presented with gas heating and modern kitchen/bathroom fittings.

There is a 18ft x 17ft open plan Living room/Kitchen, a double bedroom and bathroom.

Bexhill railway station is within walking distance and the promenade/seafront is only a few hundred yards away.

This is an excellent opportunity for an investor with a projected annual income of £10,200, just under a 7% yield

- CONVERTED FLAT
- 18 X 17 LIVING ROOM/KITCHEN
- BATHROOM
- PROJECTED INCOME £10,200 PA - 6.8%
- STATION NEARBY
- FIRST FLOOR
- BEDROOM
- IDEAL BUY TO LET
- TOWN CENTRE LOCATION
- CLOSE SEAFRONT

LIVING ROOM/KITCHEN

18'4" x 17'4"

BEDROOM

10'5" x 9'2"

BATHROOM

LEASE - 96 YEARS UNEXPIRED

SERVICE CHARGE 2024 - £830 per year

GROUND RENT/INSURANCE - £150 PA

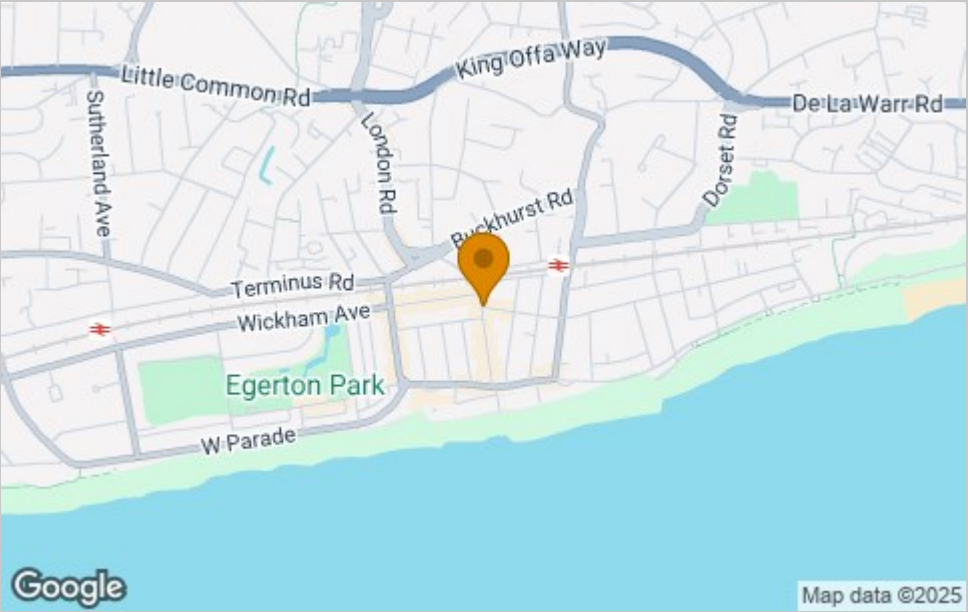




Floor Plan



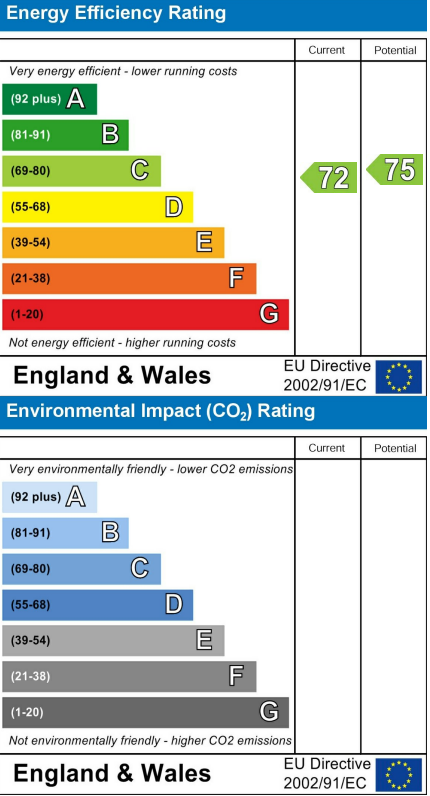
Area Map



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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