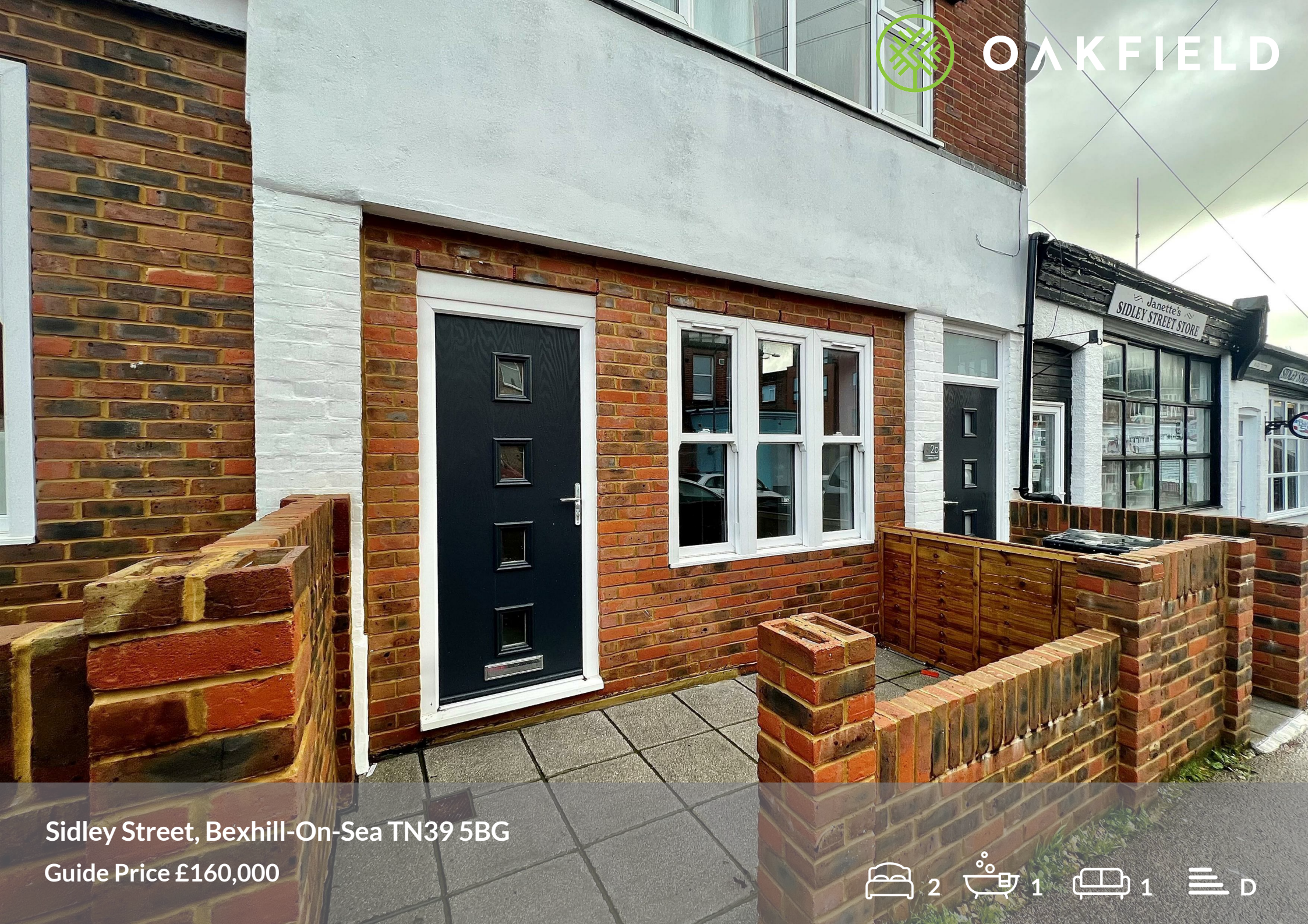




OAKFIELD



Sidley Street, Bexhill-On-Sea TN39 5BG

Guide Price £160,000





## Sidley Street, Bexhill-On-Sea TN39 5BG

\*\*\* GUIDE PRICE £160,000 -  
£180,000\*\*\*

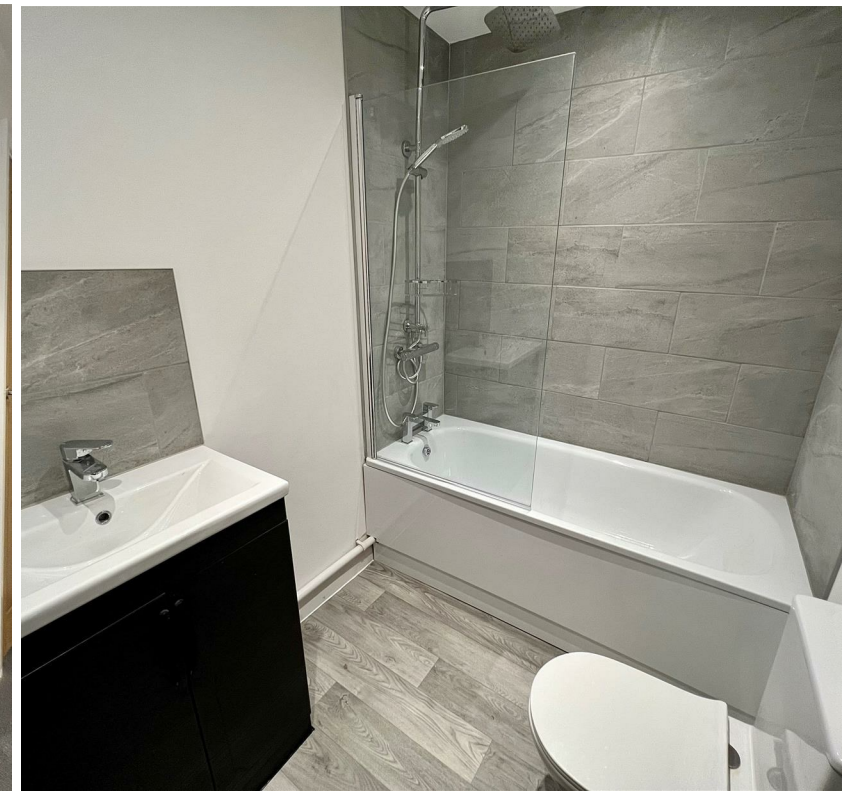
This newly refurbished ground floor apartment is perfectly located in Sidley Street. The property is centrally located within walking distance to all local amenities, shops and bus routes to Bexhill Town Centre.

As you enter the property through the private entrance you're welcomed into a spacious open-plan living room and kitchen. The property has been finished to a high standard throughout including brand new grey carpets, modern fitted kitchen with integrated electric oven and hob and a modern fitted bathroom with shower over bath. To the rear of the property is two bedrooms with access to a small patio of the master room.

Further benefits to the property include electric heating system, double glazing throughout and permit/street parking.

This property is being sold with a tenant in situ who is on a fixed term Assured Shorthold Tenancy until May 2024 paying a rent of £995 which gives a rental yield of 7%.

INVESTMENT OPPORTUNITY







**Kitchen/Living/Dining Room**  
21'1" x 12'7" (6.43m x 3.84m)

**Bedroom One**  
20'0" x 9'0" (6.10m x 2.74m)

**Bedroom Two**  
10'4" x 9'1" (3.15m x 2.77m)

**Bathroom**  
7'5" x 5'3" (2.26m x 1.60m)

**Council Tax Band A**

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 125 years remaining on the lease, The service charge is approximately £500 per annum. The vendor has informed us that once the remainder of the development has been sold each flat will be given a share of the freehold. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.





## Floor Plan



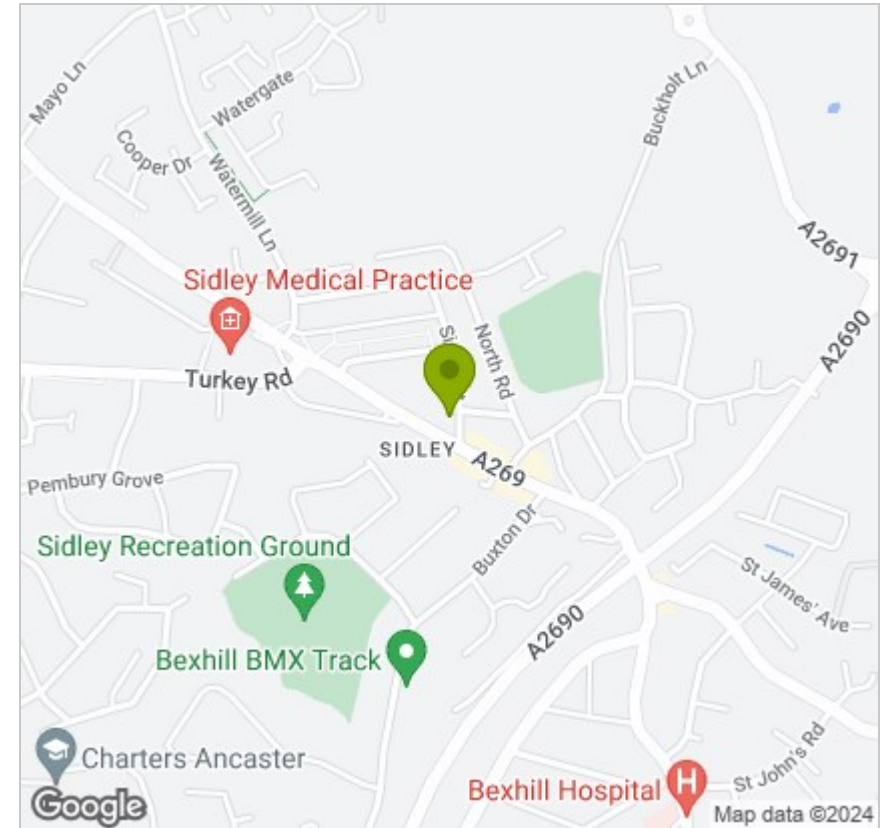
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

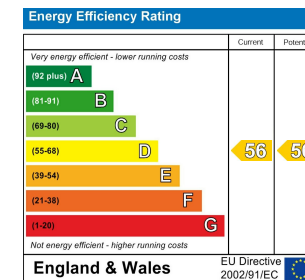
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph



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