



OAKFIELD



Rayford Court, Buckhurst Road, Bexhill-On-Sea TN40 1QE

Offers In Excess Of £250,000



## Rayford Court, Buckhurst Road, Bexhill-On-Sea TN40 1QE

Introducing Rayford Court, a beautifully presented 2-bedroom entry-level flat located in the heart of Bexhill.

This charming property offers a spacious and well-lit separate lounge with direct access to a private balcony, where you can enjoy stunning sea views.

The kitchen is thoughtfully designed, offering ample space for all your culinary needs.

Both bedrooms are generously sized, providing comfort and privacy. The flat also comes with the convenience of a private garage, perfect for secure parking or additional storage.

Situated just a short walk from Bexhill train station and the town center, this flat is ideally positioned for easy access to local amenities, shops, and transportation.

With its combination of comfort, location, and scenic views, Rayford Court is an ideal choice for those looking to enjoy coastal living in Bexhill.





### Kitchen

13'7 x 7'3 (4.14m x 2.21m)

### Lounge

16'6 x 13'7 (5.03m x 4.14m)

### Bedroom 1

10'4 x 10'3 (3.15m x 3.12m)

### Bedroom 2

10'4 x 7'9 (3.15m x 2.36m)



**Council Tax Band - D £2,439 per annum**

### Lease Information

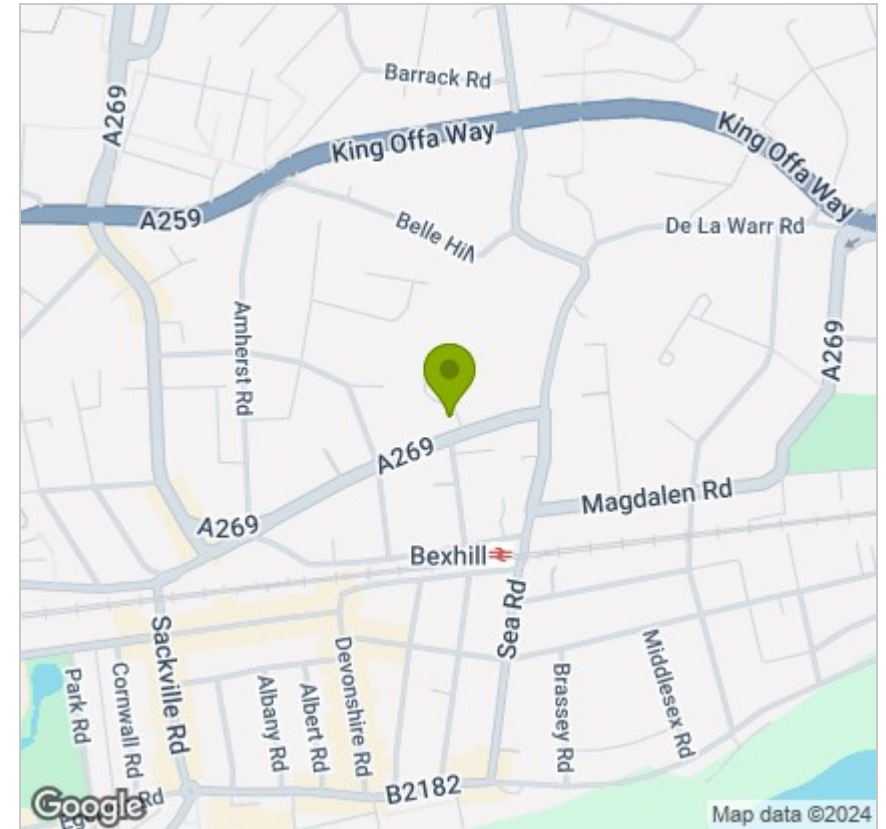
The seller advises that the property is offered as leasehold and has approximately 980 years on the lease. The service charge is approximately £700 every six months. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



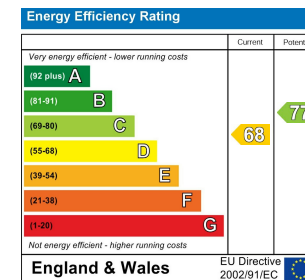
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.