



OAKFIELD



Amherst Road, Bexhill-On-Sea TN40 1QN

Guide Price £240,000





## Amherst Road, Bexhill-On-Sea TN40 1QN

Amherst Road offers a well-proportioned two-bedroom ground-floor flat in the heart of Bexhill town. The property boasts large, airy bedrooms that provide ample space for furniture and storage, making it ideal for comfortable living. The flat has a well-separated lounge, perfect for relaxing or entertaining guests, and a practical kitchen that provides plenty of workspace for meal preparation.

The bathroom features a standout roll-top bath, adding a touch of elegance and character to the space. With modern fixtures and a spacious layout, the bathroom serves both functionality and style. The flat's design ensures a seamless flow between rooms, offering a sense of privacy and convenience throughout.

A key feature of this property is the low-maintenance rear garden, accessible through a private entrance. This outdoor space is ideal for enjoying fresh air or easy gardening, with minimal upkeep required. The private access adds an additional layer of exclusivity and convenience, making this flat a standout option for those seeking both indoor comfort and outdoor retreat.







### Lounge

11'11 x 12'2 (3.63m x 3.71m)

### Kitchen

8'5 x 6'8 (2.57m x 2.03m)

### Bedroom 1

16'3 x 14'7 (4.95m x 4.45m)

### Bedroom 2

11'7 x 17'1 (3.53m x 5.21m)

### Bathroom

6'3 x 7'9 (1.91m x 2.36m)

### Lease Information

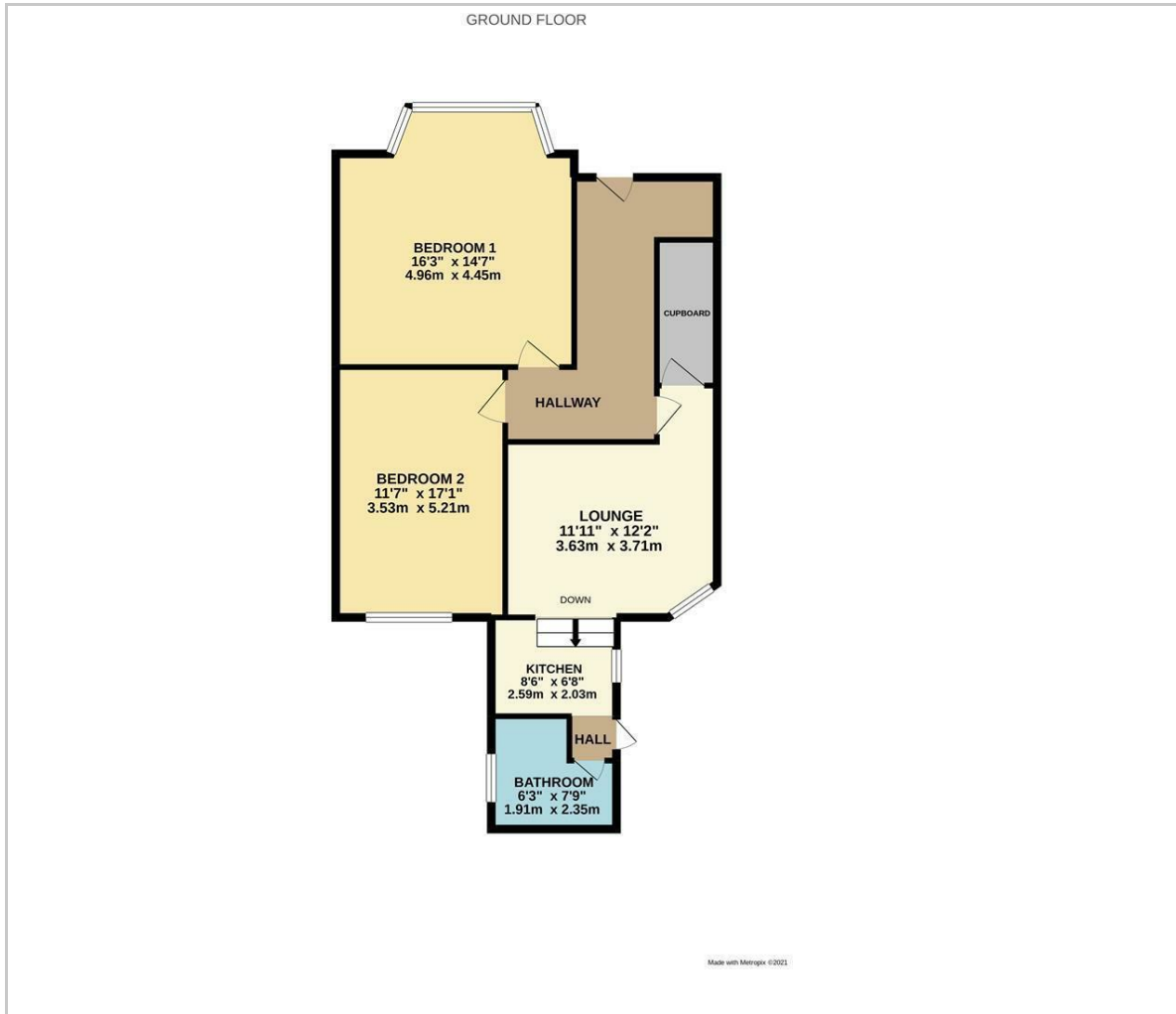
The seller advises that the property is offered as share in the freehold and has approxiamtley 100 years remaning on the lease. There is no service chrage or ground rent, The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

**Council Tax Band - B £1,897 per annum**





## Floor Plan



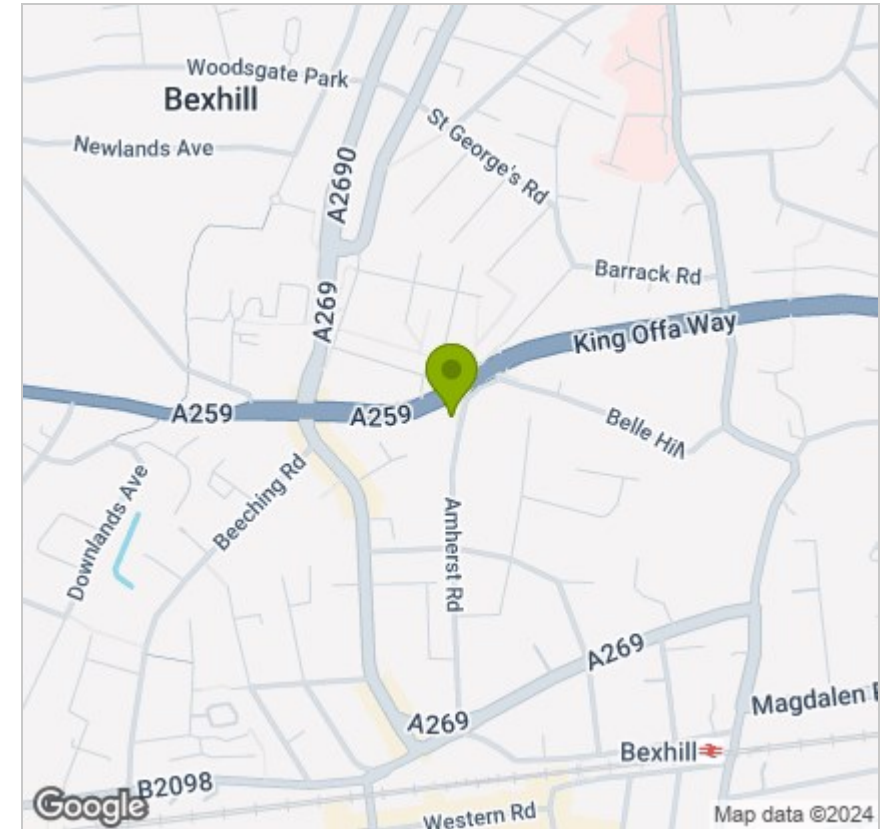
## Viewing

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

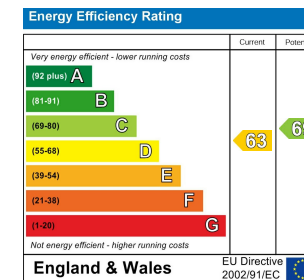
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## Area Map



## Energy Efficiency Graph



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