

Abbott & Abbott

*Estate Agents, Valuers and Lettings*

32C St. James Road, Bexhill-On-Sea, TN40 2DF

**£145,000**

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# 32C St. James Road

## Bexhill-On-Sea, TN40 2DF

£145,000



- Charming ground floor purpose built flat in small block of just four flats
- Lounge with north-westerly aspect
- Own private entrance to good size hall
- Gas fired central heating & uPVC double glazed windows
- Convenient for local shops, buses, and the Bexhill - Hastings link road
- Good size bedroom
- Kitchen with fitted cooker
- Shared use of rear garden
- Tastefully decorated and newly-laid carpets
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming ground floor purpose built flat, one of just four in a small block built in the 1950's, with each property having its own private entrance and a shared use of the rear garden. Held on a long lease, and with a share in the freehold, the property offers bright and attractive accommodation which provides a good size bedroom, a lounge with north-westerly aspect, kitchen with fitted cooker, and bathroom. Tastefully decorated and with newly-laid carpets, the property also benefits from gas fired central heating and uPVC double glazed windows.

The property is well situated, close to local buses in Holliers Hill and with easy access to the Bexhill - Hastings link road. The town centre and seafront are just over a mile distant, with more local shops within a quarter mile.

Available for immediate occupancy, this property would make an idea first time purchase.





**Entrance Hall**

| | |
|---|---|
| **Lounge** | 14'3 max 12'10 max (4.34m max 3.91m max) |
| **Kitchen** | 10'1 x 9'10 (3.07m x 3.00m) |
| **Bedroom** | 13'1 x 11'7 (3.99m x 3.53m) |
| **Bathroom** | 10'1 x 6'11 (3.07m x 2.11m) |

**Rear Garden**

**Lease: 999 years from December 1956**

**Maintenance: Currently £45 pcm**

**Share of Freehold**

**Council Tax Band: A (Rother District Council)**

**EPC Rating: C**



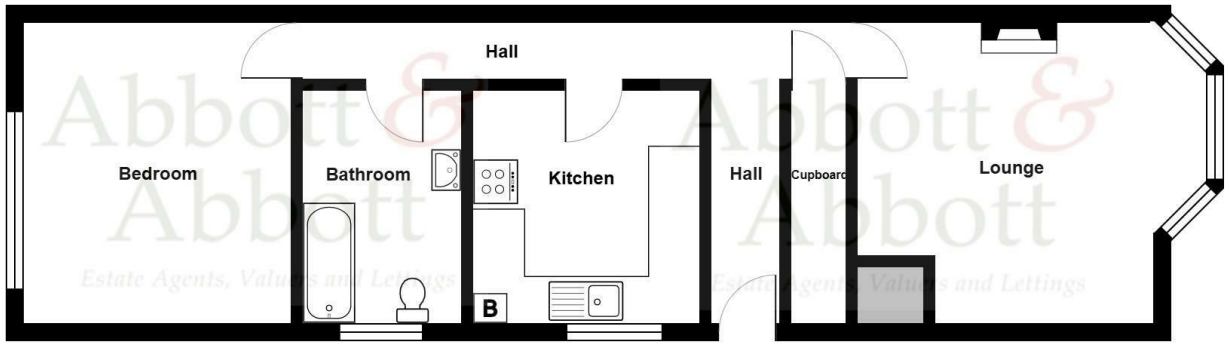







32C

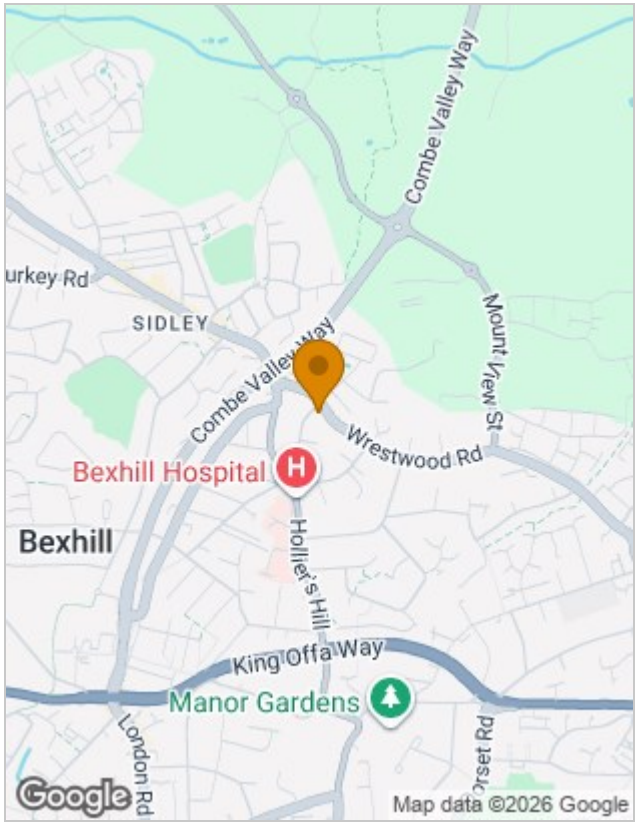
## Floor Plans



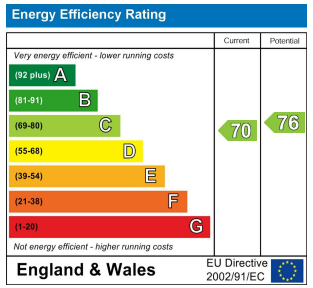

Total Area: 61.1 m² ... 657 ft²

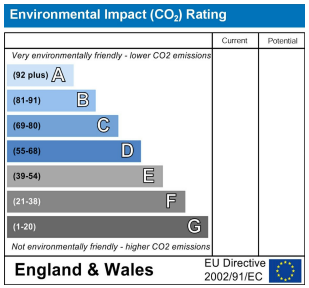
All measurements are approximate and for display purposes only

## Location Map




## Energy Performance Graph




## 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.

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