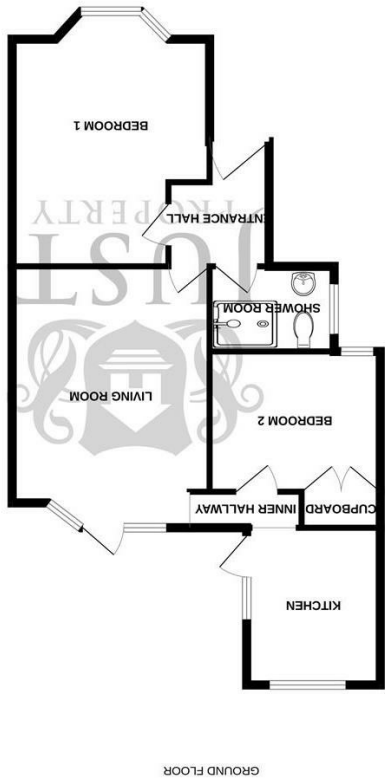




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
	61	
70		

This energy efficiency has been made to ensure the accuracy of the Energy Performance Certificate (EPC) and is not intended to be used as a guide to the actual energy consumption of the property. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



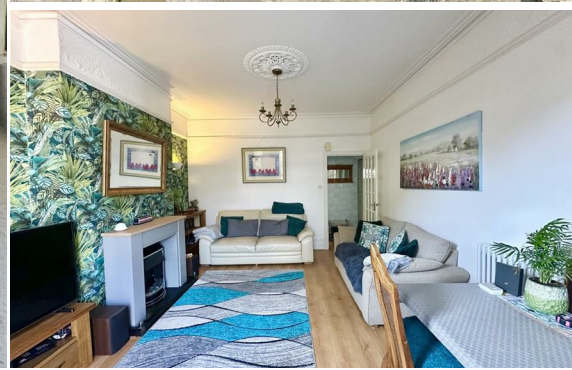
www.justproperty.net



Flat 1, 9 Linden Road, Bexhill-On-Sea, TN40 1DN

Leasehold - Share of Freehold

£245,000





Leasehold - Share of Freehold

£245,000



2 Bedrooms 1 Receptions 1 Bathrooms 699.65 sq ft

PROPERTY DETAILS

Located on Linden Road in the charming coastal town of Bexhill-on-Sea, this delightful ground-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 700 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat also boasts a well-appointed shower room/WC, ensuring all your essential needs are met.

One of the standout features of this property is its private garden—a rare find for a flat. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air in a tranquil setting.

The location is particularly advantageous, as the flat is situated close to the town centre, providing easy access to a variety of shops, cafés, and amenities. Additionally, the nearby train station ensures excellent transport links, making it convenient for commuting or exploring the beautiful surrounding areas.

In summary, this charming two-bedroom flat on Linden Road presents an excellent opportunity for those seeking a comfortable home in a desirable location. With its private garden and proximity to local amenities and transport links, it is a property not to be missed.

Call the owners' sole agents of choice, Just Property, on 01424 444 100 to arrange a viewing.



ROOM DIMENSIONS

- Front Garden
- Building Front Door
- Ground Floor Entrance
- Flat Front Door
- Entrance Hallway
- Bedroom
16'7" x 12'8" (5.080 x 3.861)
- Shower Room / W.C
- Lounge / Diner
17'4" x 12'8" (5.291 x 3.869)
- Bedroom
10'9" x 9'1" (3.302 x 2.773)
- Kitchen
10'1" x 8'8" (3.095 x 2.650)
- Private Rear Garden Belonging To The Flat

FEATURES

- CHAIN FREE
- Two Bedroom Ground Floor Flat
- Private Front and Rear Garden
- Close To Town Central Location.
- Local Amenities / Shops Within Walking Distance
- Seafront Flat in a Highly Desirable Area
- Abundance Of Character Throughout
- Viewing Considered Essential Via Just Property
- Call 01424 444 100 For Access To View



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.