



**Albany Road  
Bexhill, TN40 1BU**

**£200,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Albany Road, Bexhill, TN40 1BU

Welcome to this charming one-bedroom top floor apartment, ideally positioned on Albany Road in Bexhill, within a well-maintained building directly opposite the iconic De La Warr Pavilion and just moments from the seafront. Offering approximately 659 sq ft of well-proportioned accommodation, this property presents a superb opportunity to enjoy a relaxed coastal lifestyle.

Offered to the market with no onward chain, a long lease and a share of the freehold, the apartment provides both peace of mind and an excellent opportunity for buyers looking to modernise and add value.

The spacious reception room offers a bright and versatile living space, ideal for both relaxing and entertaining. The generous double bedroom provides a calm and comfortable retreat, while the bathroom is functional and ready for updating to suit individual tastes.

A standout feature of this property is the impressive private roof terrace, a rare and highly sought-after addition in this location. Enjoy far-reaching views towards the seafront, perfect for morning coffee, al fresco dining or evening drinks.

Centrally located, the apartment is just a short stroll from Bexhill town centre, with its range of shops, cafés and restaurants, while the seafront promenade is quite literally on your doorstep. Bexhill mainline railway station is also within easy reach, offering convenient connections to London and beyond.

This property would make an ideal first-time purchase, investment, second home by the sea or downsize opportunity. Early viewing is highly recommended to fully appreciate the potential, prime location and rare features on offer.

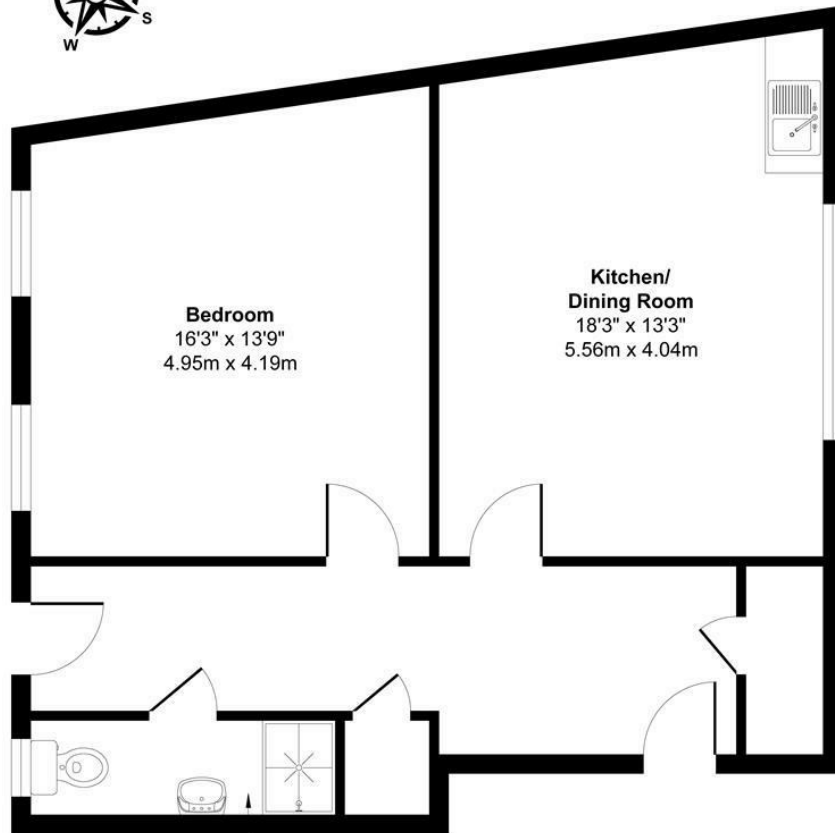
N.B - Some images have been digitally enhanced for presentation purposes. Fixtures, fittings, and furnishings may differ from those shown.

- 659 SQ FT
- NO ONWARD CHAIN
- SERVICE CHARGE IS £806 PAID EVERY 6 MONTHS
- ONE BEDROOM TOP FLOOR FLAT
- TAX BAND A
- 900+ YRS REMAIN ON THE LEASE
- STUNNING PRIVATE ROOF TERRACE
- EPC RATING E
- REQUIRES RENOVATION



# Albany Mansions

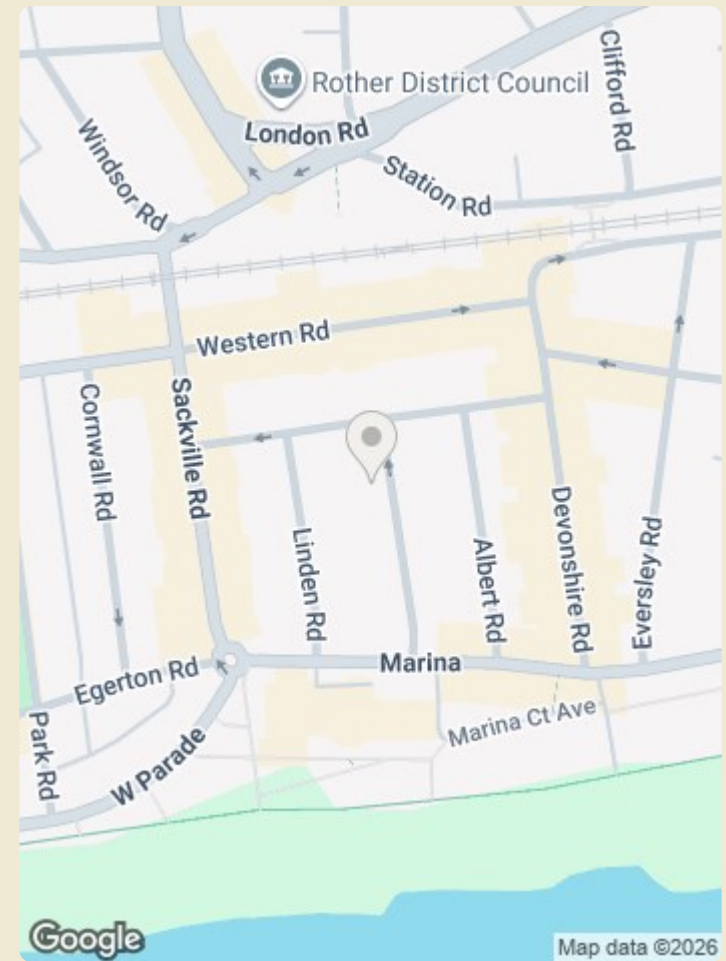
Approximate Gross Internal Floor Area  
659 sq. ft / 61.22 sq. m



THIRD FLOOR

**Shower Room**  
10'6" x 3'3"  
3.20m x 0.99m

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>England &amp; Wales</b>
		<b>48</b>	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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