

# Abbott & Abbott

Estate Agents, Valuers and Lettings



143A Dorset Road, Bexhill-on-Sea, TN40 2HU

£267,500





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# 143A Dorset Road

Bexhill-on-Sea, TN40 2HU

- Exceptionally spacious first floor flat of character with around 1300 sq ft of accommodation
- Large south-facing living room with bay window and views of the sea
- Gas central heating and uPVC double glazed windows
- On a bus route and convenient for Bexhill College. Easy access to Bexhill - Hastings link road
- Three double bedrooms
- 9'4 high ceilings to most rooms adding to feeling of light and space
- Large, shared rear garden
- Well worth internal inspection

Abbott & Abbott Estate Agents offer for sale this exceptionally spacious first floor converted flat of some character, with three double bedrooms, a large shared rear garden, and views of the sea from south-facing rooms. Part of a conversion of just three flats from a substantial Edwardian detached house, the property has excellent, versatile accommodation of around 1300sq ft (120.8 sq m) in total which includes three double bedrooms, kitchen, bathroom, cloakroom and, in particular, a 17'5 south-facing living room. Most rooms have a 9'4 (2.84m) ceiling height adding to the feeling of light and space. Outside, there is a lawned rear garden of around 100', shared with the other two flats in the building.

The property is well placed, on a bus route, and literally around the corner from Bexhill College. The town centre and seafront are just over a mile distant, with the Ravenside shopping complex also within easy reach.



## Entrance Hall

**Main Entrance Hall** 11'10 x 8'10 (3.61m x 2.69m)

## Cloakroom

**Living Room** 17'5 x 13'5 (5.31m x 4.09m)

**Bedroom One** 15'5 x 13'5 (4.70m x 4.09m)

**Bedroom Two** 15'5 x 13'1 (4.70m x 3.99m)

**Inner Hall** 15'9 x 5'3 (4.80m x 1.60m)

**Kitchen** 9'6 x 9'6 (2.90m x 2.90m)

**Bedroom Three** 15'5 x 14'1 (4.70m x 4.29m)

## Bathroom

## Shared Rear Garden

**Lease: 198 years from June 2004**

**Maintenance: 40% of expenditure as and when.**

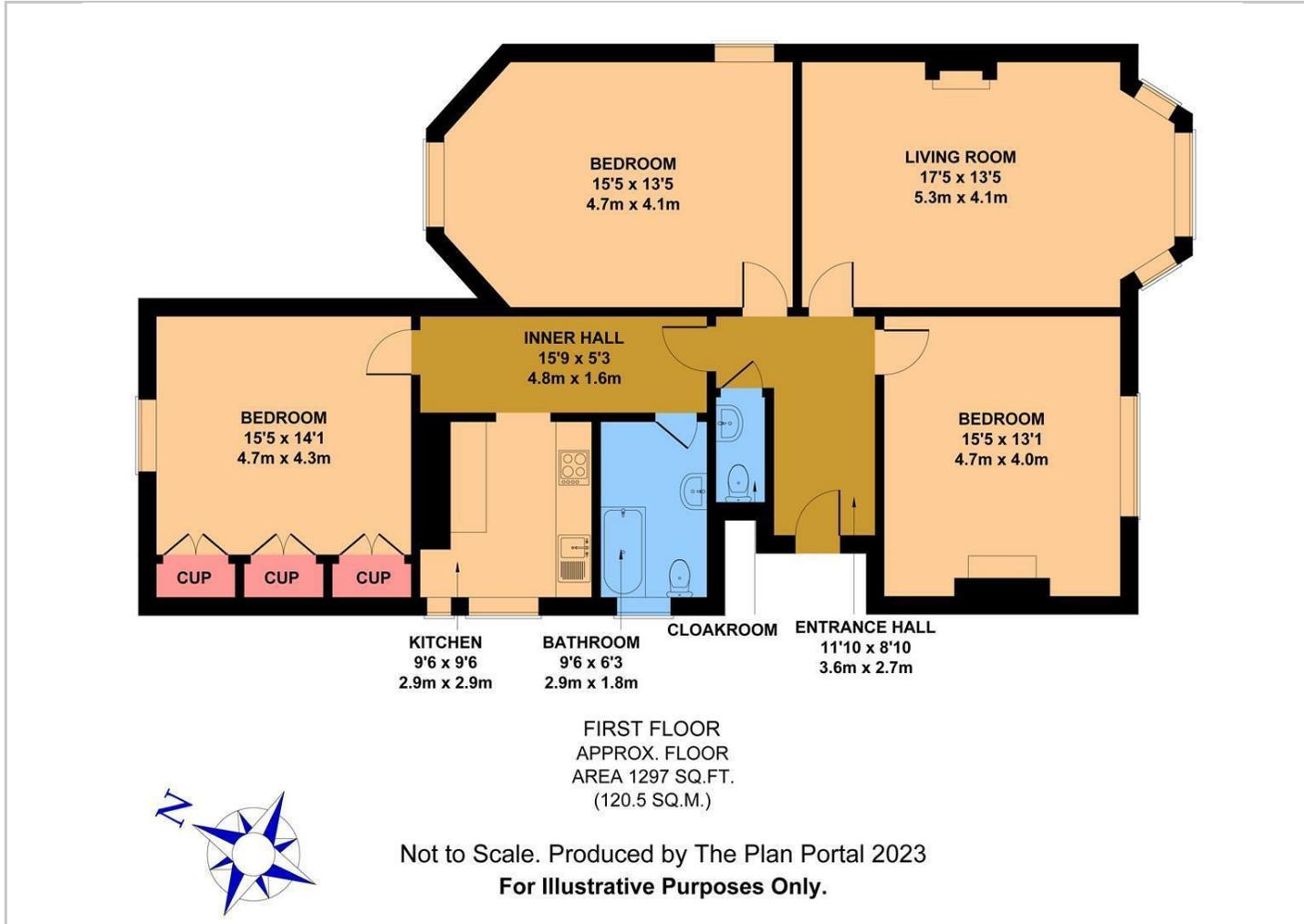


**Buildings Insurance Contribution: Approx £380 pa**  
**Council Tax Band: A (Rother District Council)**  
**EPC Rating: C**

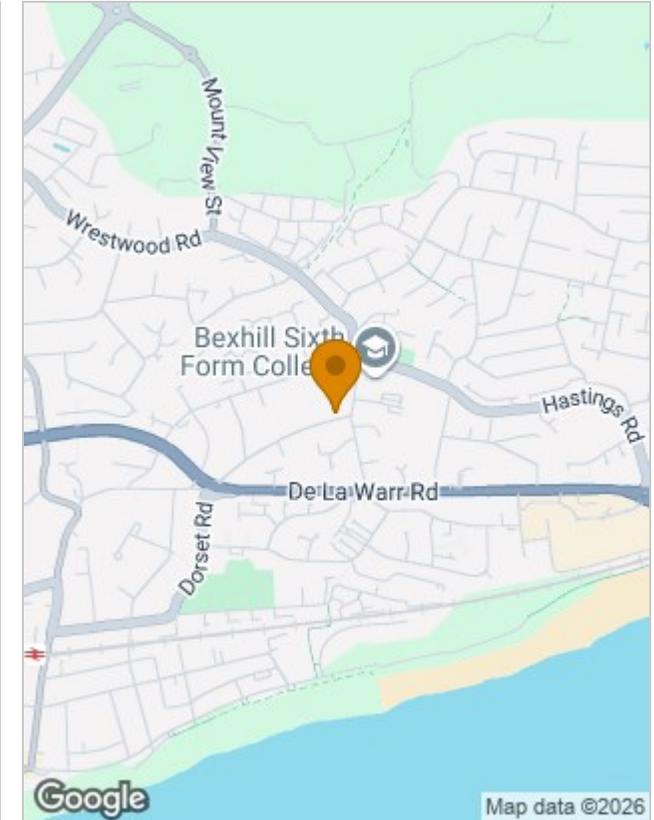




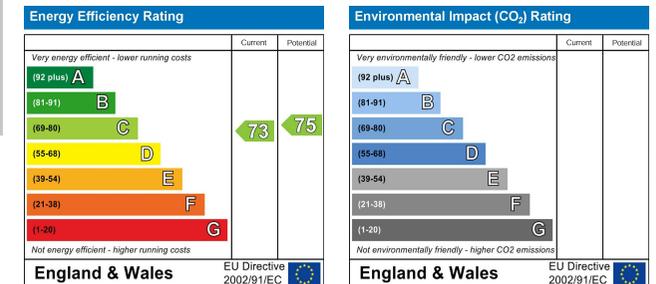
## Floor Plans



## 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.