



Mayfield Way  
Bexhill-On-Sea, TN40 2NR

£200,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

## Mayfield Way, Bexhill-On-Sea, TN40 2NR

Looking for a ground floor apartment with a private entrance and garage. This well-finished home in Mayfield Way offers two double bedrooms, stylish interiors, and access to communal gardens.

Set on the ground floor of a purpose-built block, the flat benefits from its own private entrance, giving it a more independent feel than many similar homes. Inside, the layout includes a spacious living/dining room with neutral tones and good natural light, along with a well-fitted kitchen finished in a modern style. Both bedrooms are comfortable doubles with the main room featuring built-in cupboards for additional storage.

The property has been updated throughout and is ready for someone to move straight in. A pleasant outlook over the communal gardens adds to the overall appeal, providing a nice sense of greenery and space just outside the windows. The combination of a modern finish, generous proportions, and a sensible layout makes it a practical option for many different types of buyer — whether as a main home, downsize, or investment.

Externally, the property includes a garage in a nearby block with a place to park, as well as access to tidy communal gardens. Mayfield Way is a quiet residential location within reach of local amenities and transport links, with Bexhill town centre and seafront a short drive away.

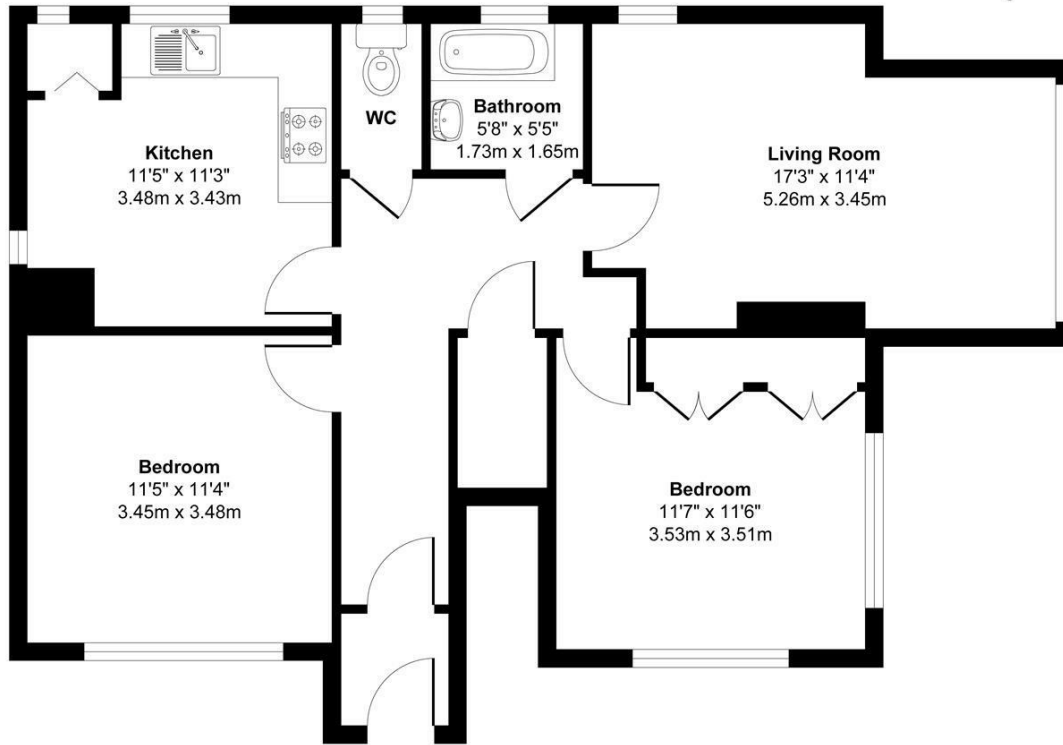
All in all, this is a smartly presented home with a good balance of space, storage, and setting.

- PRIVATE GROUND FLOOR ENTRANCE
- £0 GROUND RENT WITH £1400PA SERVICE CHARGE
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 1966
- COMMUNAL GARDENS
- MODERN INTERIOR THROUGHOUT
- EPC E
- COUNCIL TAX A
- GARAGE LOCATED IN BLOCK WITH PARKING
- QUIET RESIDENTIAL LOCATION IN BEXHILL
- TWO DOUBLE BEDROOMS WITH BUILT-IN CUPBOARDS



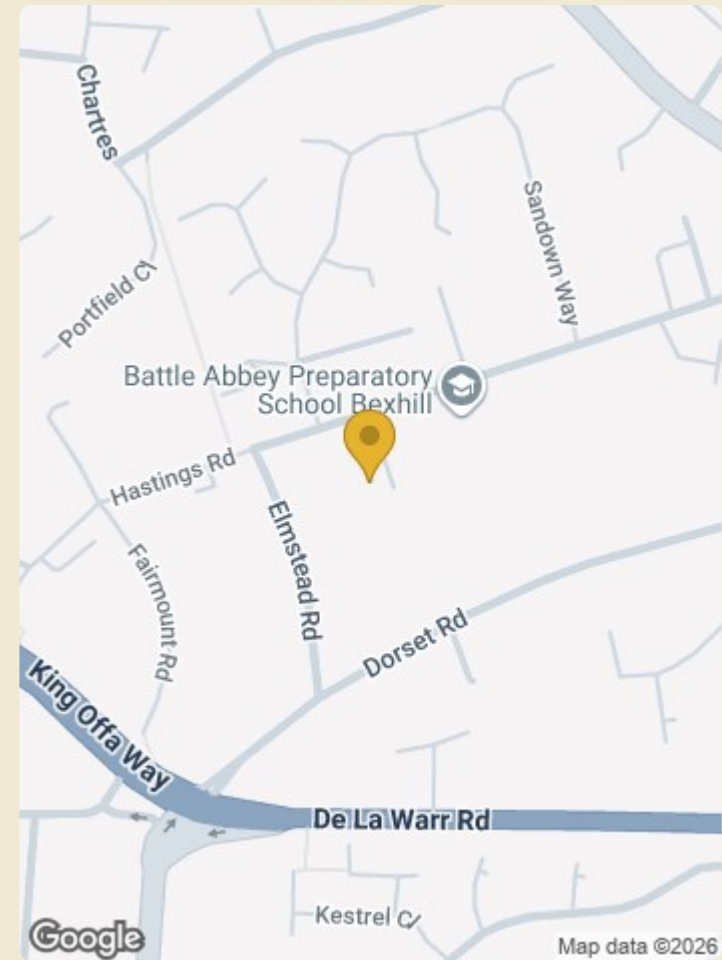
# Mayfield Way

Approximate Gross Internal Floor Area  
775 sq. ft / 71.99 sq. m



GROUND FLOOR

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>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating	
Current	Potential
48	72

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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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