



Sackville Road  
Bexhill-On-Sea, TN39 3JD

£210,000 Leasehold

Wyatt  
Hughes  
Residential Sales

## Sackville Road, Bexhill-On-Sea, TN39 3JD

A beautifully refurbished two-bedroom first floor flat situated in a convenient central location along Sackville Road, just moments from the seafront, town centre amenities and Bexhill station.

This bright and immaculately presented home offers stylish, contemporary living throughout and would make an ideal first-time purchase, buy-to-let investment or coastal bolt-hole.

The property features a modern fitted kitchen finished with sleek white cabinetry, marble-effect work surfaces and metro-tiled splashbacks, complete with integrated oven, hob and extractor. Clean lines and neutral tones create a fresh, turnkey feel.

The living room is a particularly attractive space, enhanced by a large bay window that floods the room with natural light. The neutral décor and wood-effect flooring provide a calm, versatile setting ready to personalise, while recessed ceiling lighting adds a modern touch.

There are two well-proportioned bedrooms, both neutrally decorated and ready for immediate occupation. The shower room/WC is smartly appointed with contemporary fittings.

Situated in a highly convenient position, the property is within easy reach of Bexhill town centre shops, restaurants and mainline railway station with direct links to London, as well as the picturesque seafront promenade.

A stylish and low-maintenance home in a sought-after coastal location — early viewing is highly recommended.

\*\*\* Please note these photos were taken prior to the current tenant moving into the property \*\*\*

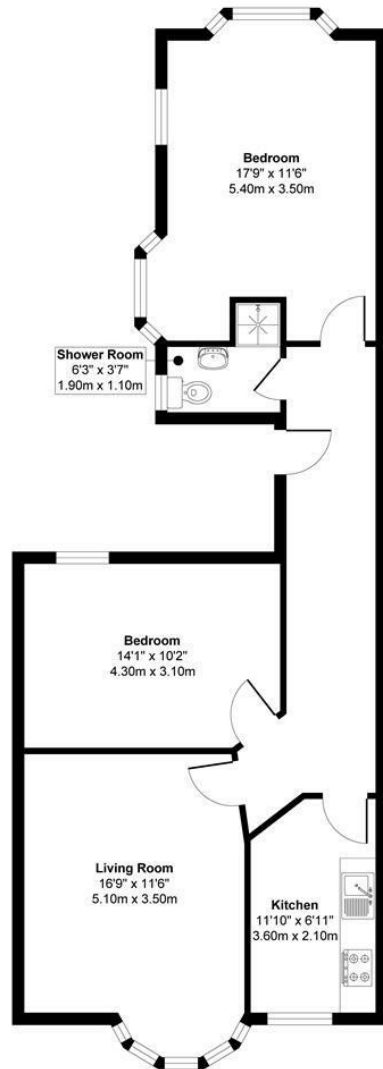
The seller has informed us that this property fully renovated in 2022 including a rewire and boiler heating system.

- COUNCIL TAX A
- CURRENTLY LET AT £950PCM
- £50 GROUND RENT PA
- MODERN AND WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- EPC C
- LEASEHOLD WITH 125 YEAR LEASE FROM 2025
- FIRST YEAR SERVICE CHARGE HAS NOT YET BEEN MADE BUT THERE IS £330PA BUILDING INSURANCE
- FIRST FLOOR APARTMENT
- POPULAR CENTRAL LOCATION

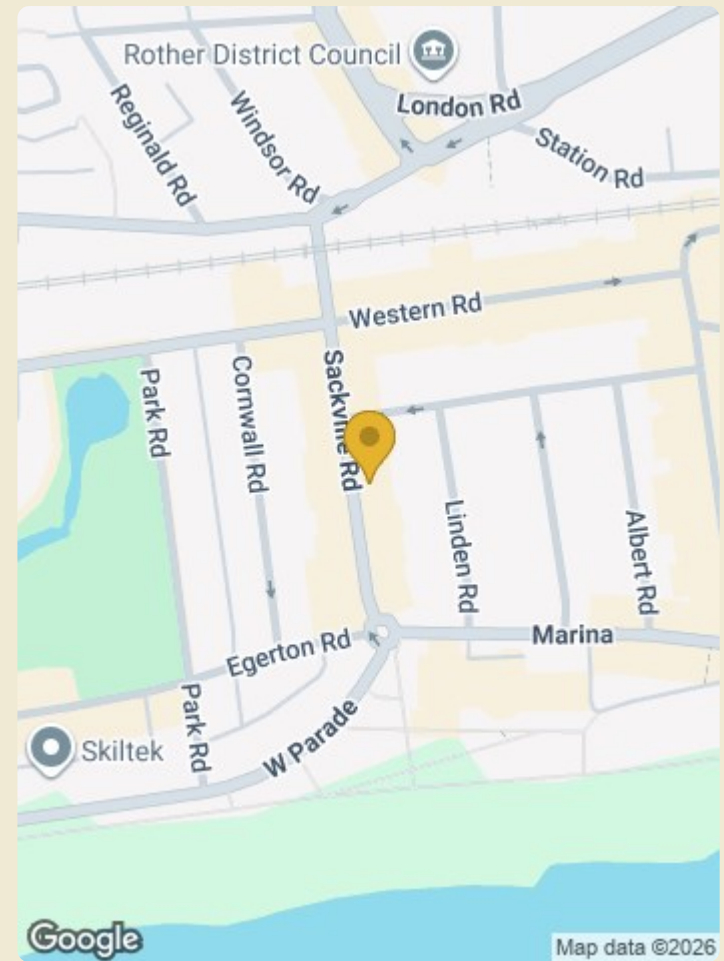


## Sackville Rd

Approximate Gross Internal Floor Area  
781 sq. ft / 72.58 sq. m



Produced By Picpreview.co.uk Ltd.



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