



Sackville Road  
Bexhill-On-Sea, TN39 3JD

Offers over £220,000 Leasehold

Wyatt  
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Residential Sales

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

A substantial and beautifully presented three-bedroom duplex apartment, offering over 1,000 sq ft of bright and versatile accommodation arranged over the second and third floors, ideally positioned in the heart of Bexhill.

This impressive home combines generous proportions with contemporary styling, creating a property perfectly suited to full-time living, a seaside retreat, or investment purchase.

The standout feature is the spacious living/dining room measuring over 19ft, enhanced by an attractive bay window which floods the room with natural light. The room offers ample space for both lounging and dining areas, making it ideal for entertaining or relaxed day-to-day living.

The modern fitted kitchen is well-appointed with shaker-style cabinetry, contrasting work surfaces and stylish tiled splashbacks, providing both practicality and visual appeal. Integrated appliances include 50/50 fridge freezer, oven/hob, wine cooler and dishwasher.

There are three well-proportioned bedrooms in total. Two generous double bedrooms are located on the main (second) floor, served by a contemporary shower room. The principal bedroom occupies the upper level, creating a private suite with its own en-suite bathroom — an ideal layout for guests, older children, or those seeking separation between living and sleeping areas.

Situated along Sackville Road, the property is conveniently placed for Bexhill town centre, the seafront promenade, local shops, cafes and the mainline railway station offering direct links to London.

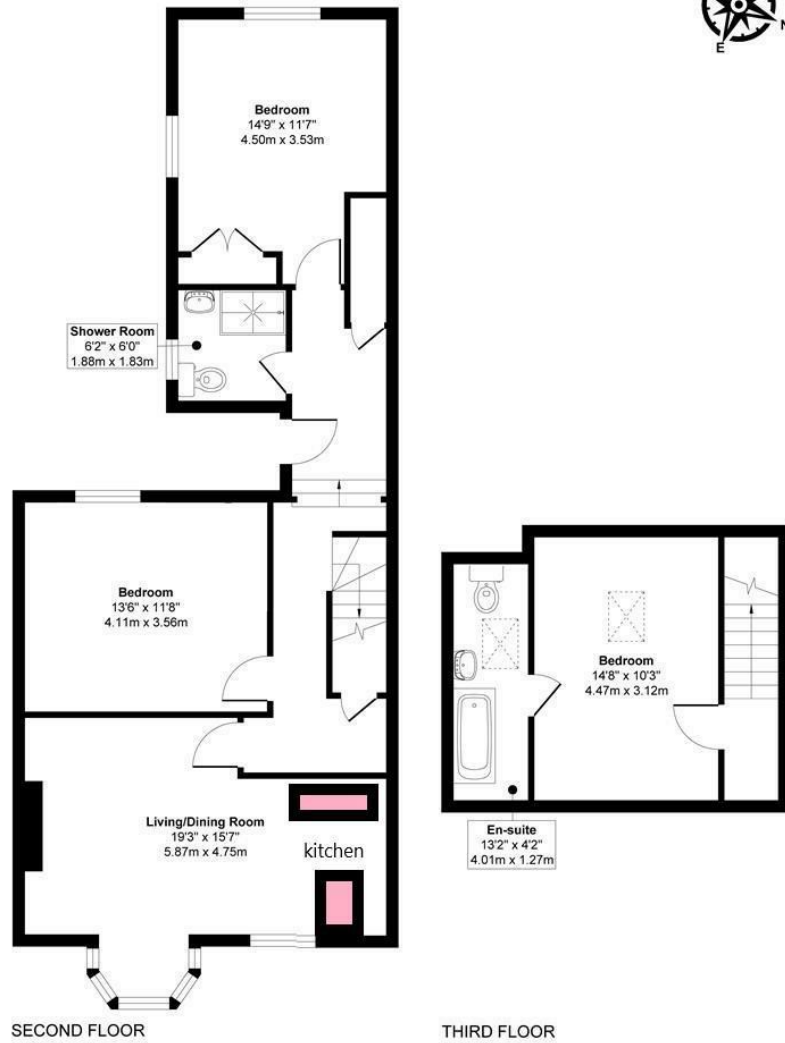
A spacious and versatile coastal apartment offering excellent value for its size and location — viewing is highly recommended.

- COUNCIL TAX A
- GROUND RENT £50PA
- 125 YEAR LEASE FROM 2025
- SECOND FLOOR DUPLEX APARTMENT
- THREE BEDROOM SPLIT LEVEL APARTMENT
- EPC C
- FIRST YEAR SERVICE CHARGE HAS NOT YET BEEN MADE BUT THERE IS £330PA BUILDING INSURANCE
- CHAIN FREE
- TWO BATHROOMS
- MODERN AND STYLISH THROUGHOUT

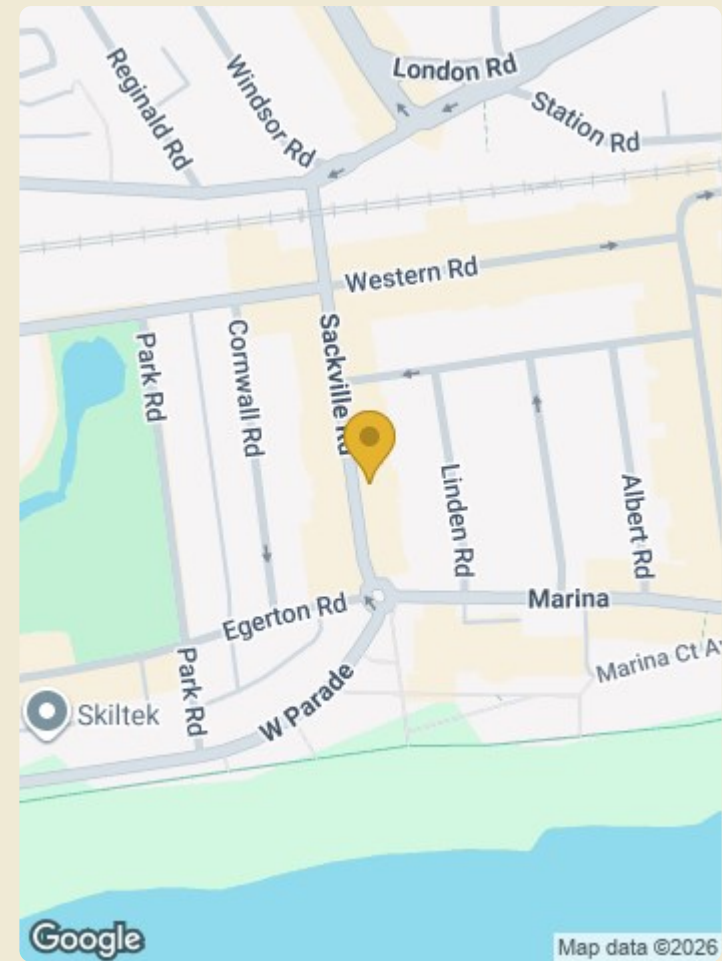


# Sackville Rd

Approximate Gross Internal Floor Area  
1035 sq. ft / 96.15 sq. m



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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	74	79
			<b>England &amp; Wales</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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