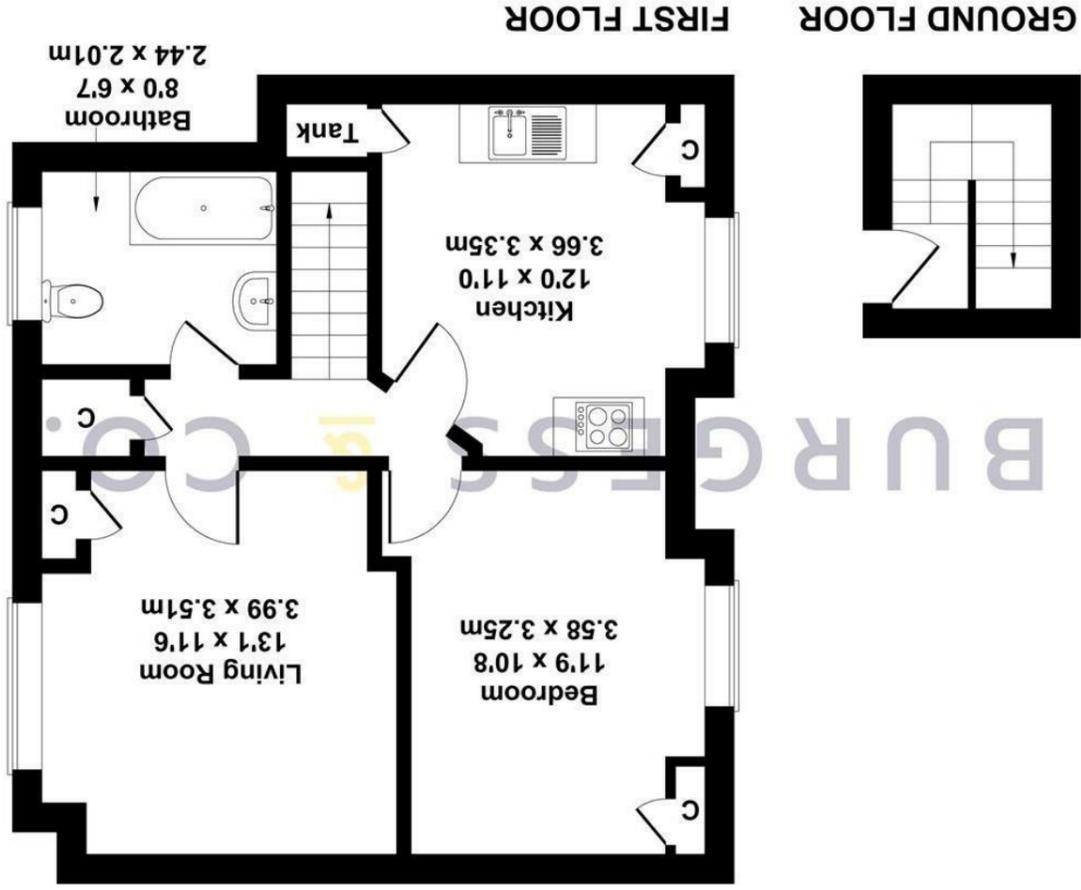


For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2026



**Bancroft House**  
Approximate Gross Internal Area  
585 sq ft - 54 sq m

**BURGESS & CO.**  
01424 222255

15 Bancroft House, Bancroft Road, Bexhill-On-Sea, TN39 4AQ

£130,000 Leasehold -  
Share of Freehold



01424 222255

**\*\*CHAIN FREE\*\*** Burgess & Co are pleased to offer for sale this one bedroom top floor flat forming part of this purpose built block and would be a great opportunity for a first time purchase or for an investment buyer. Ideally located being close to nearby local amenities, and schooling, while Bexhill Town Centre is within two miles providing an array of shopping facilities, restaurants, mainline railway station, bus services and the seafront. The accommodation comprises a private front door with an internal staircase, a hallway, a living room, a kitchen, a bedroom and a bathroom. The property benefits from double glazing but is now in need of some updating and does come with a share of Freehold. Viewing recommended by sole agents.

**Communal Entrance Hall**

With private front door & stairs to First Floor with

**Entrance Hall**

With fitted cupboard.

**Living Room**

13'1 x 11'6  
With fitted cupboard, double glazed window.

**Kitchen**

12'0 x 11'0  
Comprising matching range of wall, base & drawer units, worksurfaces, inset sink unit, space for appliances, fitted cupboard, double glazed window.

**Bedroom**

11'9 x 10'8  
With fitted cupboard, double glazed window.

**Bathroom**

8'0 x 6'7  
Comprising bath with mixer tap & shower attachment, pedestal wash hand basin, low level w.c, double glazed frosted window.

**NB**

There is the remainder of a 999 year Lease from 2 December 1963 to include a share of the Freehold and we have been advised that the annual service charge is approximately £435.04. Pets & Lets allowed with permission.

Council tax band: A

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

