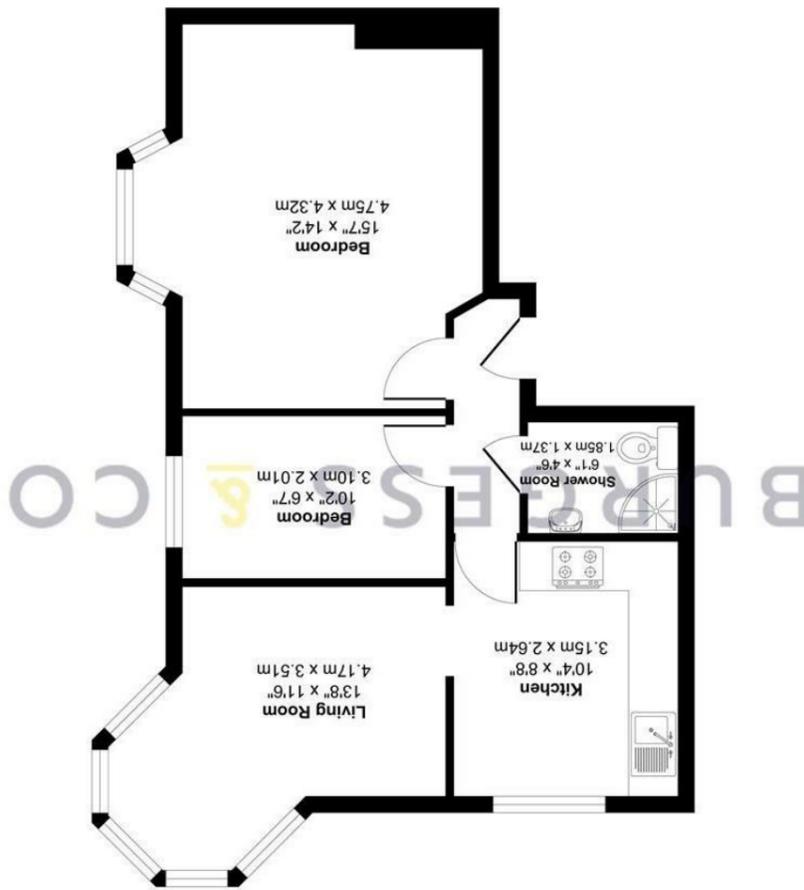




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Third Floor



Approximate Gross Internal Floor Area  
547 sq. ft / 50.81 sq. m  
**St Leonard's Rd**

**BURGESS & CO.**  
01424 222255

Flat 4, 18A St. Leonards Road, Bexhill-On-Sea, TN40 1HN

£145,000 Leasehold



01424 222255

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market this bright & spacious two bedroom second floor apartment. Situated in the desirable location of Bexhill Town Centre with its array of shops, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. This property comprises an entrance hall, a living room, a modern fitted kitchen, two bedrooms and a modern fitted shower room. Further benefits include some original features, electric heating, double glazed windows and a good standard of decoration throughout. Viewings are recommended by vendors sole agents.

**Communal Entrance Hall**

With stairs to

**Second Floor**

With private front door to

**Entrance Hall**

With entry-phone system, electric heater, storage, consumer unit.

**Living Room**

13'8 x 11'6

With double glazed sliding sash bay window.

**Kitchen/Diner**

10'4 x 8'8

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted electric hob, fitted Zanussi oven, integrated dishwasher, fridge/freezer, washing machine, double glazed sliding sash window.

**Bedroom One**

15'7 x 14'2

With feature fireplace, exposed wooden floor, wardrobe & chest of drawers, double glazed sliding sash window with views towards the sea.

**Bedroom Two**

10'2 x 6'7

With double glazed sliding sash window with views towards the sea.

**Shower Room**

6'1 x 4'6

Newly fitted comprising shower cubicle with electric shower, low level w.c, pedestal wash hand basin, vanity mirror, electric chrome towel radiator, fully tiled walls & floor, extractor fan, frosted borrowed light window.

**NB**

We are advised there is the remainder of a 189 year Lease from 29 September 1985 (149 years remaining). We are advised that the current the current baseline service charge is anticipated to be approximately £2,200 per annum for routine maintenance and management, subject to annual budgeting. There is currently a higher charge in place of approximately £3,800 per annum, which includes a temporary contribution of £1,600 towards planned internal works and improvements. The seller has agreed to cover this additional contribution in full, and it is expected to end in March 2027.

Planned works are being managed in accordance with standard leasehold procedures, and full details are available upon request. The ground rent is peppercorn. Council tax band: A

