

Abbott & Abbott


Estate Agents, Valuers and Lettings



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50  **The Efficient Freight Company 50**

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 **Professional Business Services**

Secretarial Services
Telephone Answering
Photocopying - Scan & Email Services
Accommodation Address
Fulfillment Services
Binding & Laminating



 **The Efficient Freight Company**

International Freight
Forwarding & Courier
Services
Members of the British
International Freight Association

50 St Leonards Road

, Bexhill, TN40 1JB

£144,000



50 St Leonards Road

Abbott and Abbott are offering for sale this conveniently situated town centre converted first floor flat.

The property is extremely well presented with gas heating and modern kitchen/bathroom fittings.

There is a 18ft x 17ft open plan Living room/Kitchen, a double bedroom and bathroom.

Bexhill railway station is within walking distance and the promenade/seafront is only a few hundred yards away.

This is an excellent opportunity for an investor with a projected annual income of £10,200, just under a 7% yield

- CONVERTED FLAT
- 18 X 17 LIVING ROOM/KITCHEN
- BATHROOM
- PROJECTED INCOME £10,200 PA - 6.8%
- STATION NEARBY
- FIRST FLOOR
- BEDROOM
- IDEAL BUY TO LET
- TOWN CENTRE LOCATION
- CLOSE SEAFRONT

LIVING ROOM/KITCHEN

18'4" x 17'4"

BEDROOM

10'5" x 9'2"

BATHROOM

LEASE - 96 YEARS UNEXPIRED

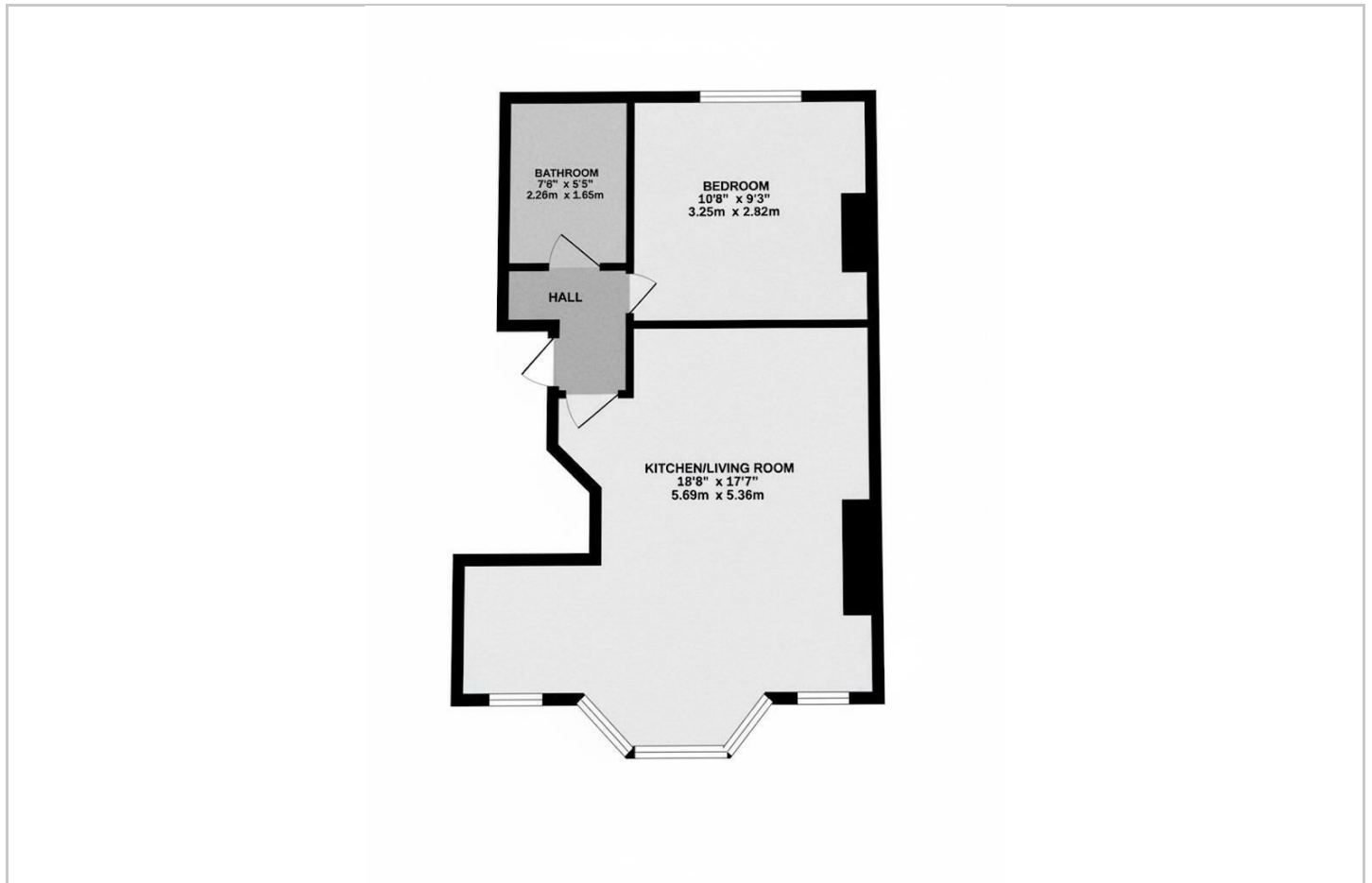
SERVICE CHARGE 2024 - £830 per year

GROUND RENT/INSURANCE - £150 PA

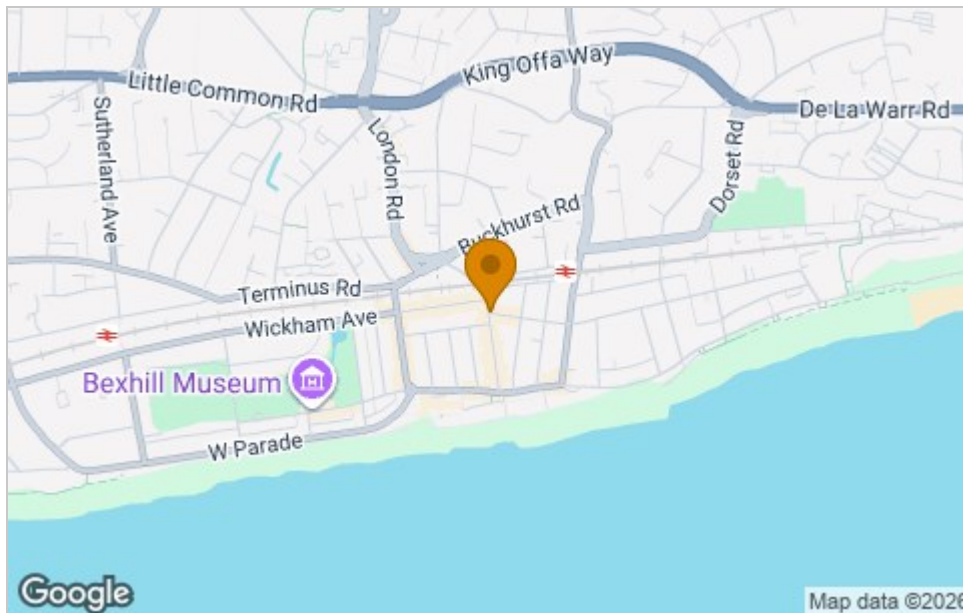




Floor Plan



Area Map



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

