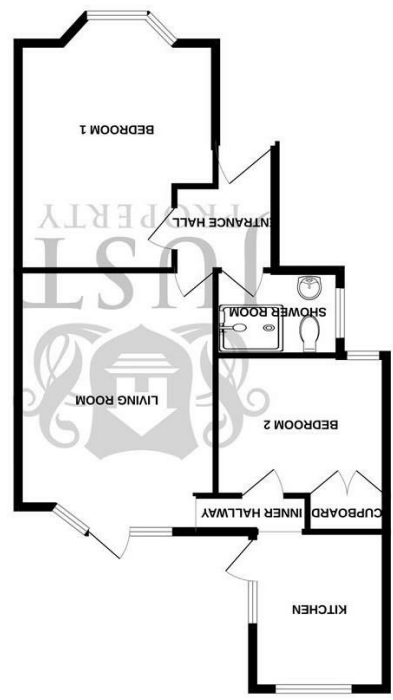


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	61
Potential	70

Measurements have been taken to the nearest millimetre and are given to the nearest square metre. Measurements are taken to the internal face of the walls and to the internal face of the doors. Measurements are taken to the internal face of the walls and to the internal face of the doors. Measurements are taken to the internal face of the walls and to the internal face of the doors.



Flat 1, 9 Linden Road, Bexhill-On-Sea, TN40 1DN

# FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 699.65 sq ft

Leasehold - Share of Freehold

£245,000

Flat 1, 9 Linden Road, Bexhill-On-Sea, TN40 1DN





## PROPERTY DETAILS

Located on Linden Road in the charming coastal town of Bexhill-on-Sea, this delightful ground-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 700 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat also boasts a well-appointed shower room/WC, ensuring all your essential needs are met.

One of the standout features of this property is its private garden—a rare find for a flat. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air in a tranquil setting.

The location is particularly advantageous, as the flat is situated close to the town centre, providing easy access to a variety of shops, cafés, and amenities. Additionally, the nearby train station ensures excellent transport links, making it convenient for commuting or exploring the beautiful surrounding areas.

In summary, this charming two-bedroom flat on Linden Road presents an excellent opportunity for those seeking a comfortable home in a desirable location. With its private garden and proximity to local amenities and transport links, it is a property not to be missed.

Call the owners' sole agents of choice, Just Property, on 01424 444 100 to arrange a viewing.



## ROOM DIMENSIONS

Front Garden

Building Front Door

Ground Floor Entrance

Flat Front Door

Entrance Hallway

Bedroom

16'7" x 12'8" (5.080 x 3.861)

Shower Room / W.C

Lounge / Diner

17'4" x 12'8" (5.291 x 3.869)

Bedroom

10'9" x 9'1" (3.302 x 2.773)

Kitchen

10'1" x 8'8" (3.095 x 2.650)

Private Rear Garden Belonging To The Flat

## FEATURES

- CHAIN FREE
- Two Bedroom Ground Floor Flat
- Private Front and Rear Garden
- Close To Town Central Location.
- Local Amenities / Shops Within Walking Distance
- Seafront Flat in a Highly Desirable Area
- Abundance Of Character Throughout
- Viewing Considered Essential Via Just Property
- Call 01424 444 100 For Access To View

