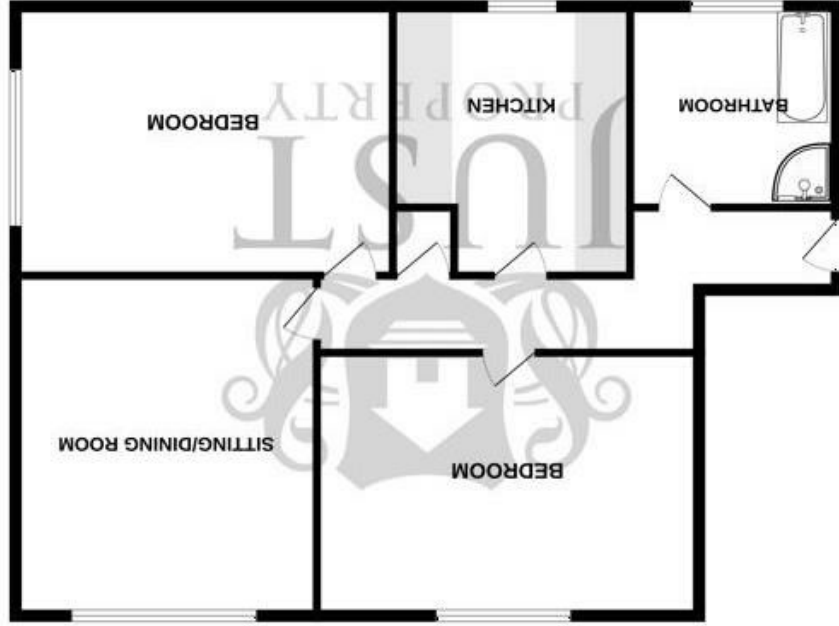


These plans are intended to provide a general impression of the layout of the property and are not to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	78



FIRST FLOOR



## FLOORPLANS

Flat 5 Offa Court Larkhill, Bexhill, TN40 1TX

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 914.93 sq ft

Leasehold - Share of Freehold

£225,000

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2 Bedrooms 1 Receptions 1 Bathrooms 914.93 sq ft

## PROPERTY DETAILS

Welcome to this charming two-bedroom first floor flat located in the desirable area of Larkhill, Bexhill. Spanning an impressive 915 square feet, this purpose-built property offers spacious living with large rooms throughout, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the flat, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining. The two generously sized bedrooms offer ample storage and comfort, ensuring a restful retreat at the end of the day. The bathroom features modern underfloor heating, adding a touch of luxury to your daily routine.

One of the standout features of this property is the inclusion of a garage, providing convenient parking for one vehicle and additional storage options. The flat is situated in a sought-after location, close to local amenities and transport links, making it easy to enjoy all that Bexhill has to offer.

This flat is not just a home; it is a lifestyle choice, combining comfort, convenience, and a prime location. Do not miss the opportunity to make this delightful property your own.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful flat has to offer in person.

Council Tax Band - C



## ROOM DIMENSIONS

Garage

Building Front Door

Stairs / Lift To First Floor In Building

Flat Front Door

Entrance Hallway

Bath / Shower Room

Kitchen

11'11" x 8'10" (3.65 x 2.71)

Bedroom

15'3" x 12'5" (4.66 x 3.80)

Bedroom

16'7" x 12'0" (5.07 x 3.66)

Lounge / Diner

16'5" x 13'6" (5.02 x 4.13)

Communal Gardens & Lawns

## FEATURES

- Share Of The Freehold & Long Lease Remaining
- Garage Included & Mature Communal Gardens
- Two Spacious Bedrooms, Filled With Natural Light
- Underfloor Heating In The Family Bath/Shower Room
- Desirable Location, Close To Bexhill Old Town
- Shops & Amenities Nearby, And Train links Walking Distance
- Open Plan Lounge / Dining Room With Westerly Aspect
- Call Just Property To Arrange Access For A Viewing
- Viewing Considered Via Just Property
- Council Tax Band - C

