

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Ground Floor Flat, 125 Dorset Road, Bexhill-On-Sea, TN40 2HU

£295,000





£295,000

# Ground Floor Flat, 125 Dorset Road

Bexhill-On-Sea, TN40 2HU

- Charming ground floor flat of character with parking and private garden
- Two bedrooms
- Kitchen with integrated appliances
- Gas central heating & uPVC double glazing
- Situated in favoured, tree-lined road near college and on bus route
- Own private entrance
- Two good size reception rooms - including 21' living room with bay window
- Contemporary shower room
- 10' high ceilings to most rooms
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming and highly spacious ground floor flat of character, with its own private entrance, off-road parking and an area of rear garden, part of a conversion of just two properties from a substantial Edwardian semi-detached house, situated in much-favoured, wide tree-lined road. The property offers bright and highly versatile accommodation with two bedrooms and two reception rooms - including a 21' living room with bay window, a good size kitchen with integrated appliances, contemporary shower room with WC, and a second separate WC. There is also a 30' long entrance hall and a useful box room. Outside, there is off-road parking for a car, and gardens to the front and rear, private to this property. Gas fired central heating is installed and there are uPVC double glazed windows. Many rooms have 10' high ceilings, adding to the feeling of light and space.

The property is situated close to Bexhill College, on a bus route, and about a mile from the town centre and the seafront.



## Private Entrance

## Entrance Vestibule

## Long Entrance Hall

approx 30' in length (approx 9.14m in length)

## Cloakroom

## Useful Box Room

13'3 x 5' (4.04m x 1.52m)

## Sitting Room 21' into bay x 13'4 (6.40m into bay x 4.06m)

## Dining Room/ Bedroom Three

13'4 x 11'2 (4.06m x 3.40m)

## Kitchen

13'9 x 8'8 (4.19m x 2.64m)

## Bedroom One

11'8 x 9'9 (3.56m x 2.97m)

## Bedroom Two

11'4 x 9'6 (3.45m x 2.90m)

## Contemporary Shower Room

## Off-Road Parking



**Mature Gardens**

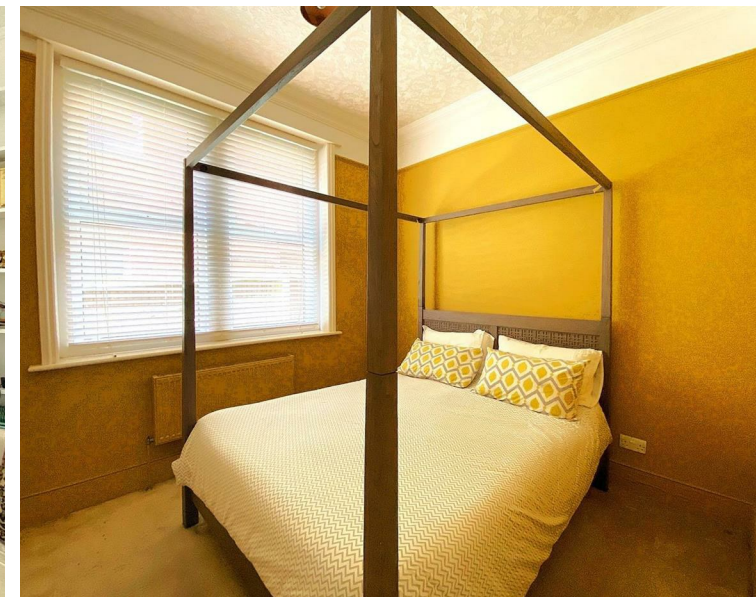
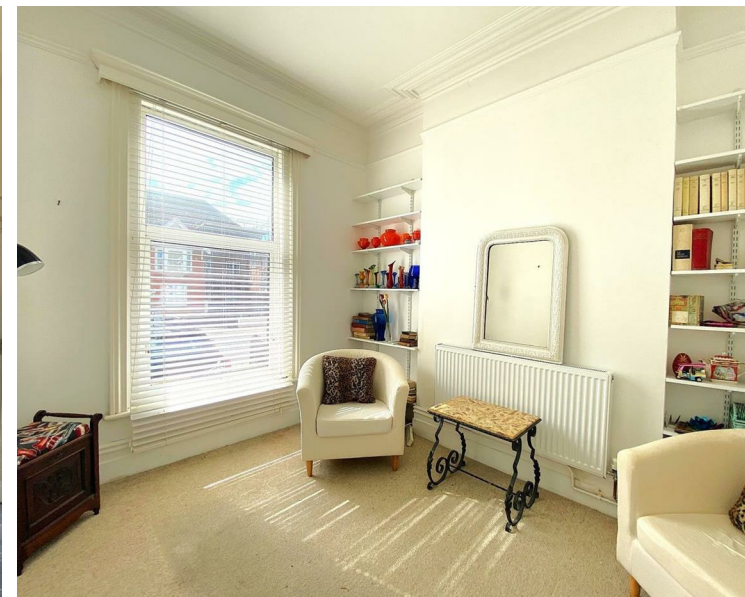
**Lease: 999 years from 1961**

**Maintenance: 40% share of expenditure**

**Share of Freehold**

**Council Tax Band: A (Rother District Council)**

**EPC Rating: TBA**

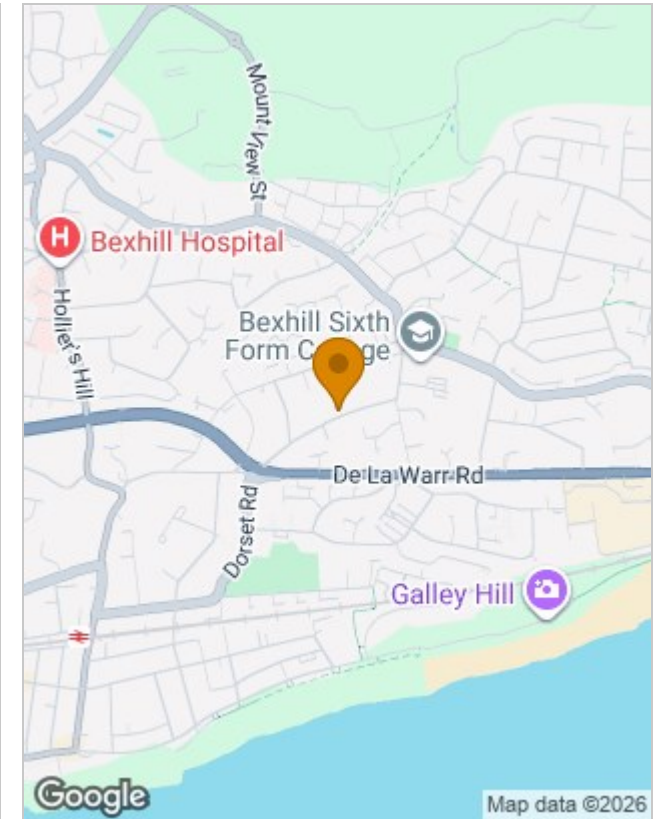




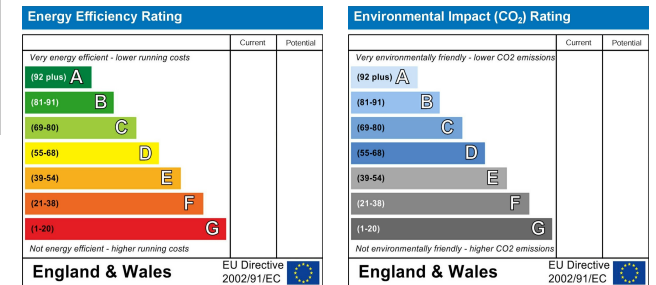
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.