



1 The Links Bolebrooke Road

Bexhill-On-Sea, TN40 1EW

- Beautifully presented ground floor seafront flat of considerable character
- · Two double bedrooms with wardrobes
- · Large reception hall
- · 11' high ceilings to most rooms
- · Large garage

- Lovely large sitting room with 9' x 9' semi-circular bay window
- South-facing sun room with extensive sea views
- Kitchen with appliances
- · South & west gardens private to this property
- · Highly recommended

Abbott & Abbott Estate Agents offer for sale this beautifully presented ground floor seafront flat of considerable character, providing highly spacious accommodation, panoramic sea views, private gardens, and a large garage. Part of a conversion of a former hotel carried out by local builders, R A Larkin, in the 1960's, the property provides impressive and elegant accommodation with most rooms having 11' (3.35m) ceiling heights giving a real feeling of light and space. There are two large bedrooms - each with wardrobes, kitchen with appliances, and a contemporary bathroom. A particular feature is the main sitting room which is a lovely room with a 9' x 9' (2.74m x 2.74m) semi-circular bay window with views over the garden to the sea beyond. The sitting room also provides access to a south-facing sun room which takes full advantage of the sea views. Outside, there are well-tended gardens to the south and west sides of the property, private to this property, and a large garage. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated in a corner position, at the junction of the seafront and Bolebrooke Road, just under half a mile from the main town centre shopping streets, the railway station and the De la Warr Pavilion.





£495,000



Communal Entrance Hall

Entrance Hall

Reception Hall 19' x 10'4 (5.79m x 3.15m)

Beautiful Sitting Room 17'3 x 15'6 (5.26m x 4.72m)

South-Facing Sun Room

25' max x 9' max (7.62m max x 2.74m max)

Well Equipped Kitchen 14'1 x 8'2 (4.29m x 2.49m)

Bedroom One 20' into bay x 13' (6.10m into bay x 3.96m)

Bedroom Two

16'5 into bay x 12'5 (5.00m into bay x 3.78m)

Contemporary Bathroom

Well Maintained Gardens

Large Garage No 6 25' x 8'6 (7.62m x 2.59m)

Lease: 999 years from March 1961



Maintenance: Currently £2400 pa

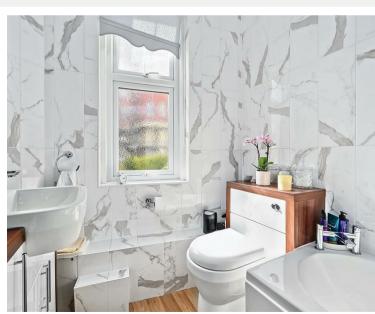
Freehold: Owns 1/12th share

Council Tax Band: B (Rother District Council)

EPC Rating: D

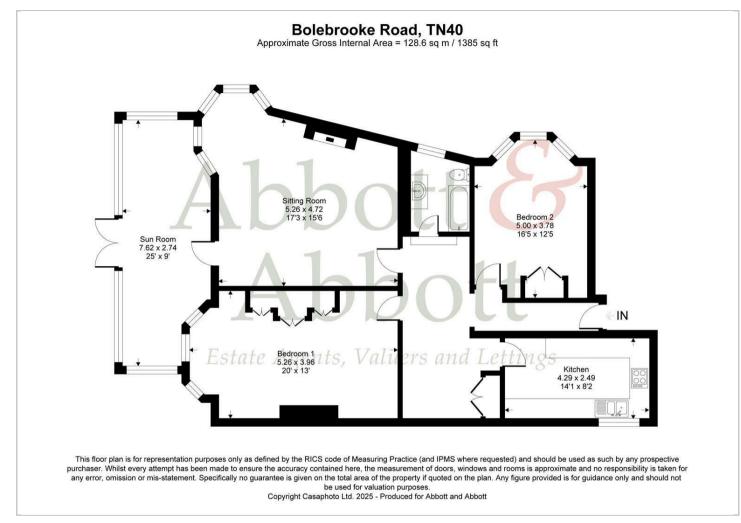








Floor Plans Location Map



Viewing

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



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