



Flat 1, St Margarets Court St. Leonards Road  
Bexhill-On-Sea, TN40 1HN

£165,000



# Flat 1, St Margarets Court St. Leonards Road

Abbott & Abbott Estate Agents offer for sale this charming first floor flat, situated in the heart of the town centre, just meters from the main shopping streets, the railway station and the seafront. Quietly situated at the rear of the building, the property provides well proportioned accommodation which provides two bedrooms, an 18'10 south-facing lounge, kitchen with built-in oven and hob, and bathroom. Electric central heating is installed and there are uPVC double glazed windows throughout.

- Charming first floor converted flat in the heart of the town centre
- 18'10 south-facing lounge
- Kitchen with built-in oven & hob
- Electric central heating & uPVC double glazing

**Communal Entrance Hall**  
Entryphone-controlled, with stairs to first floor.

**Split-Level Entrance Hall**  
L-shaped, with radiator, built-in cupboard housing Heatrae Sadia electric boiler

**South-Facing Lounge**  
18'10 x 13'4  
A good size room with raised television recess with point, radiator.

**Kitchen**  
9'8 x 7'

Equipped with a range of base storage units comprising cupboards, drawers, and work surfaces, plus matching wall-mounted storage cupboards. Stainless steel sink with drainer, tiled splashbacks, Beko electric hob with extractor hood, Beko electric oven, Beko electric oven, plumbing for washing machine, ceiling inset spotlights.

**Bedroom One**  
12'2 x 11'4  
A south-facing room with a 9'6 (2.90m) ceiling height giving a feeling of space. Radiator.

**Bedroom Two**  
12'7 max x 10'5 max  
An L-shaped room with a double aspect. Radiator.

**Bathroom**  
White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, and WC. Radiator.

**Lease:** 125 years from November 2006

**Ground Rent:** £75 every six months

**Maintenance:** Currently £1300 every six months

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

**EPC Rating:** C



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## Floor Plan

# Abbott & Abbott

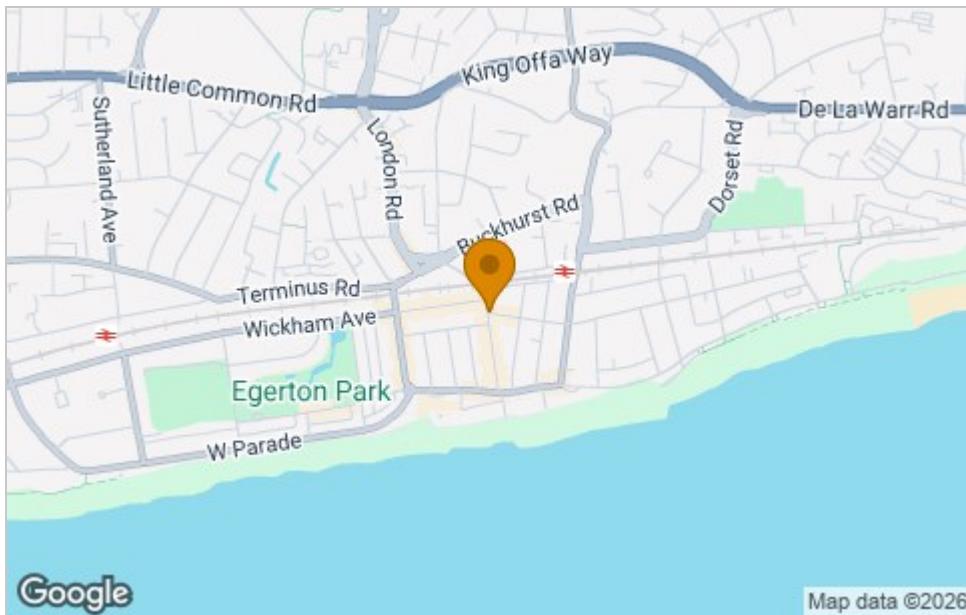
Estate Agents, Valuers and Lettings



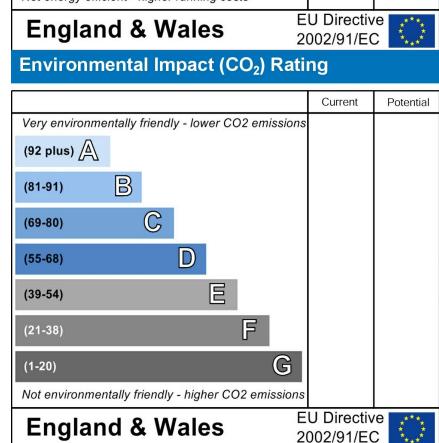
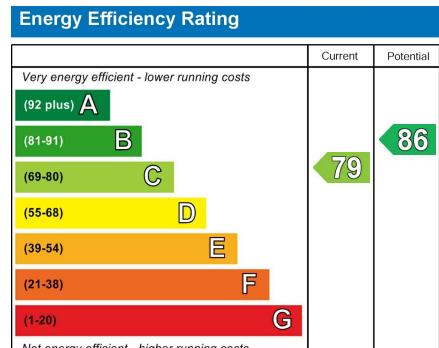
Total Area: 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency 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.

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