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Flat 1, St Margarets Court St. Leonards Road

Bexhill-On-Sea, TN40 1HN

£165,000

2 1 1 c



# 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
- Electric central heating & uPVC double glazing
- Two bedrooms
- Kitchen with built-in oven & hob

**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 spotlamps.

**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

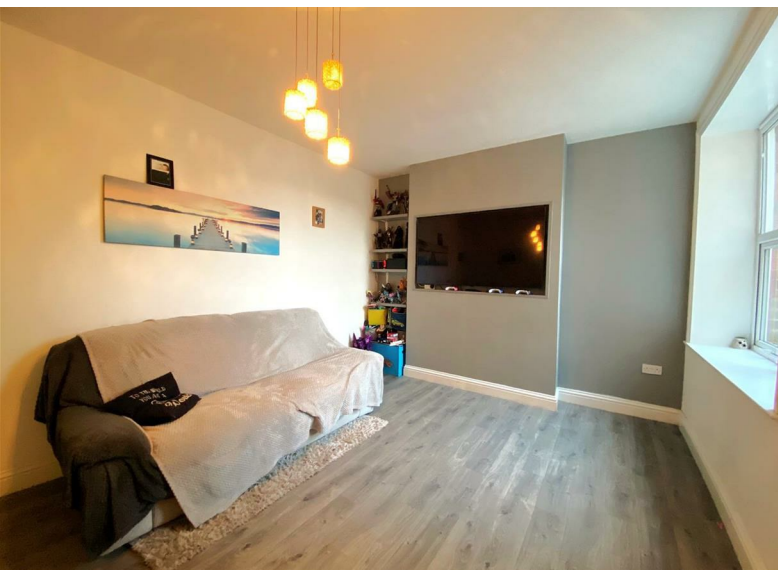
Ground Rent: £75 every six months

Maintenance: Currently £1300 every six months

Council Tax Band: A (Rother District Council)

EPC Rating: C







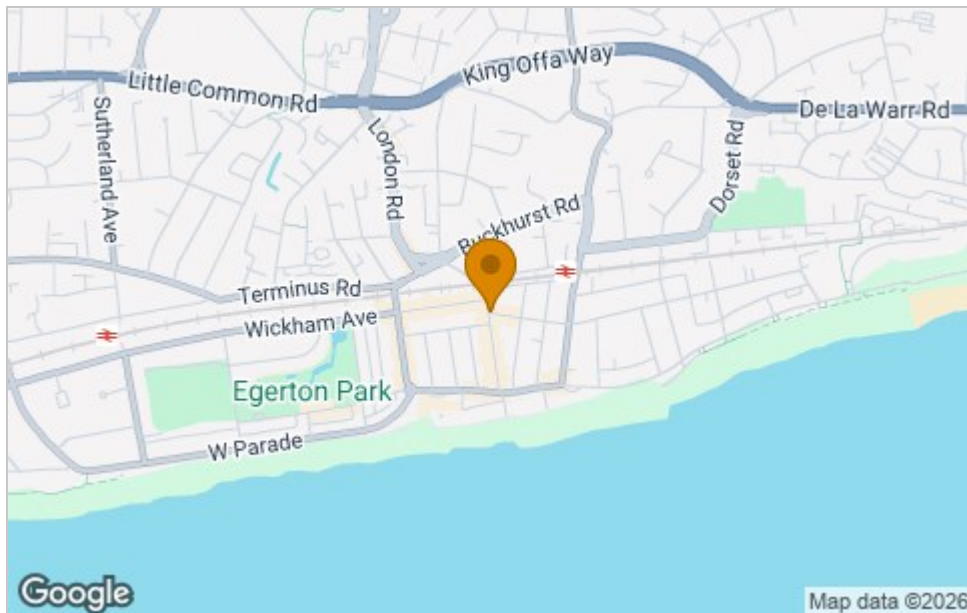
## Floor Plan



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

All measurements are approximate and for display purposes only

## Area 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		79	86
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p></p>			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p></p>			