

# Abbott & Abbott

Estate Agents, Valuers and Lettings

5a Channel View, Bexhill-on-Sea, TN40 1JT

£450,000



3



2



1



D



£450,000

# 5a Channel View

Bexhill-on-Sea, TN40 1JT

- GUIDE PRICE: £450,000 - £475,000
- Unusual and rarely available seafront ground floor apartment
- Three bedrooms - one with en suite
- Large kitchen
- Contemporary bathroom
- Gardens
- Sea views
- Considerable character

PRICE GUIDE £450,000 TO £475,000 - Abbott and Abbott are delighted to offer for sale this splendid character seafront apartment, having spacious three bedroom/two bathroom accommodation, and set immediately adjacent to the promenade and beach.

The property is very well presented with gas heating and double glazing, along with recently refitted kitchen and bathroom facilities. Outside, there is a beach facing patio, a pretty secluded rear garden, and a good sized decked area. Additionally, there is a useful workshop and a large storage undercroft. This apartment offers a wonderful beachside home - or, as an investment, a sought after Air B&B opportunity.

Bexhill Town Centre with its array of cafes and restaurants, shops and supermarkets, is just a short stroll away as is the railway station with direct links to London Victoria.

The property sits on the King Charles III Coastal Path overlooking the Beachy Head East marine conservation zone



## Inner Hall

25'11 max x 8'10 max (7.90m max x 2.69m max)

## Living Room

14'9 x 11'10 (4.50m x 3.61m)

## Conservatory

10'2 x 7'3 (3.10m x 2.21m)

## Kitchen/Breakfast Room

22'8 x 17'9 (6.91m x 5.41m)

## Bedroom 1

16'5 x 11'2 (5.00m x 3.40m)

## Bedroom 2 with En-Suite Bathroom

11'2 x 8'2 (3.40m x 2.49m)

## Bedroom 3/Study

11'6 x 8'10 (3.51m x 2.69m)

## Bathroom/Shower Room

9'2 x 9'2 (2.79m x 2.79m)

## Gardens

## Garden Room

9'2 x 8'10 (2.79m x 2.69m)

## Workshop and Extensive Undercroft Storage

**Freehold: First floor flat held on 999 year lease**

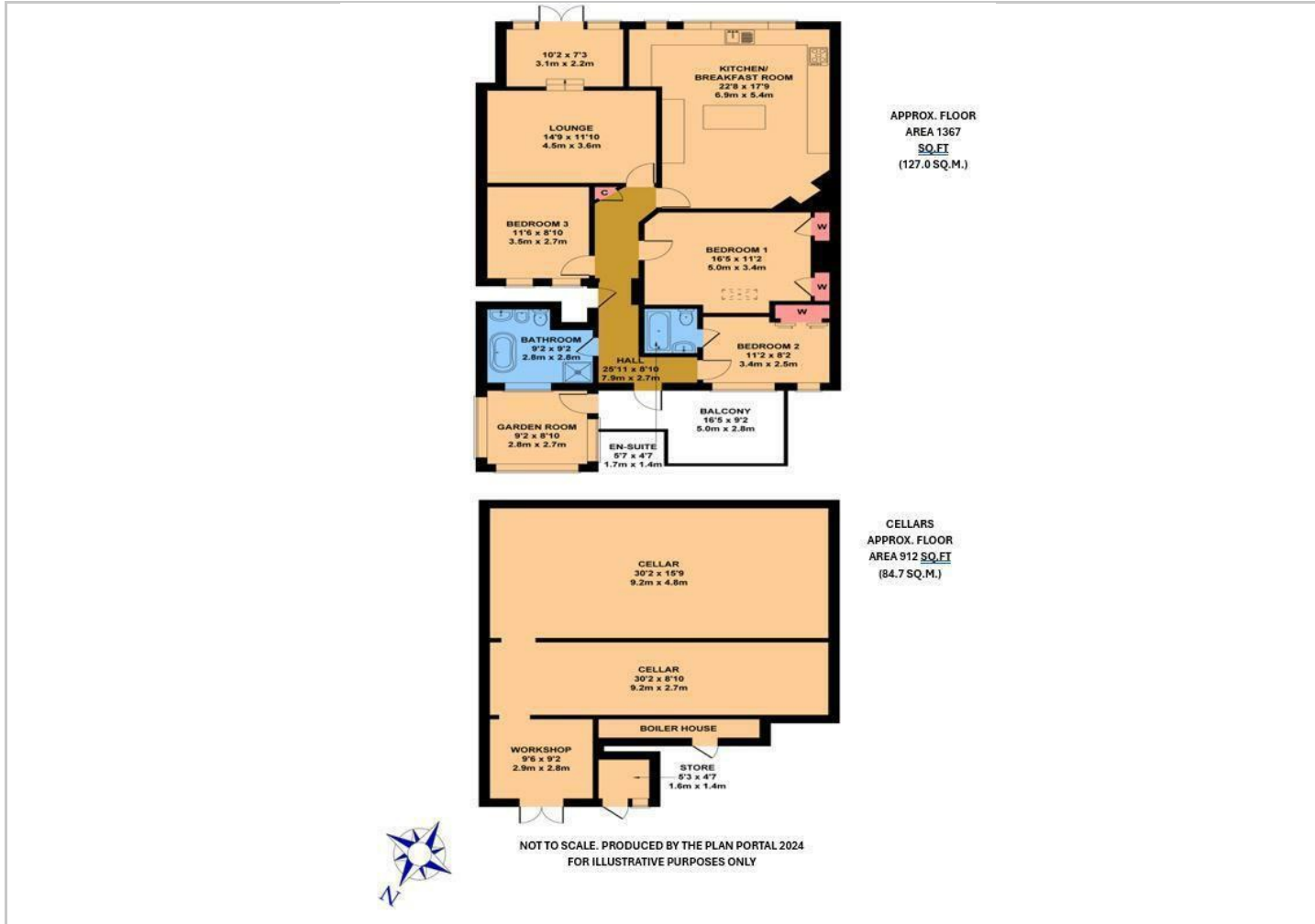


**Maintenance: 50% share of expenditure**  
**Council Tax Band: C (Rother District Council)**  
**EPC Rating: D**

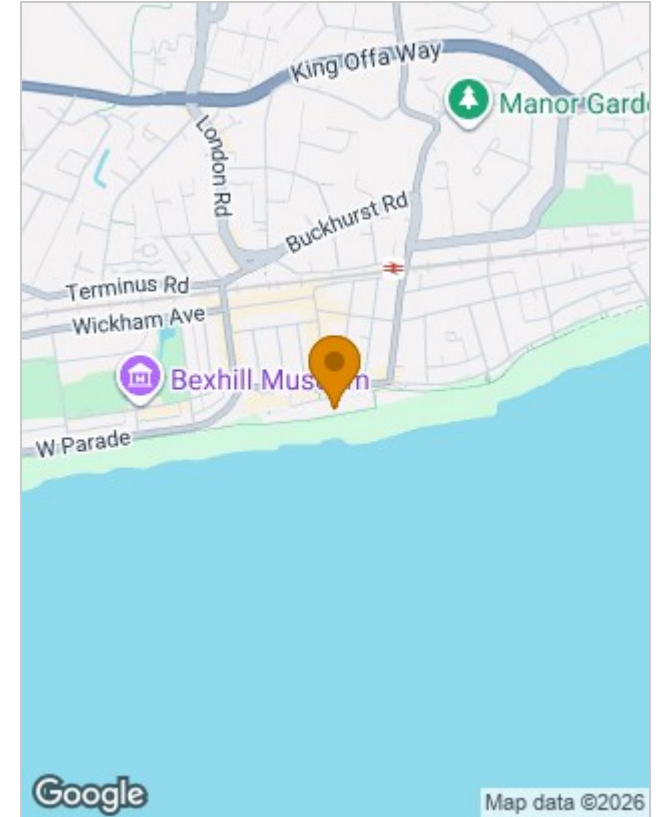




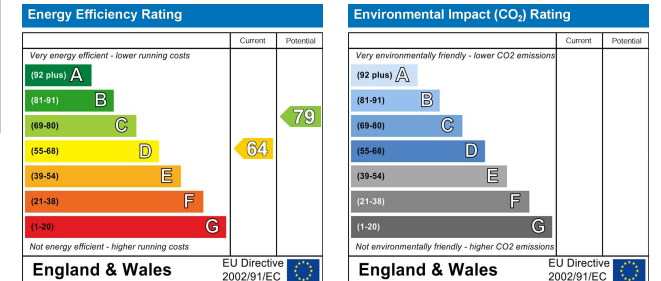
## Floor Plans



## 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.