



Flat 7 Shellbourne House, Bexhill-on-Sea, TN40 1BL

£249,500



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Bexhill-on-Sea, TN40 1BL

- 8'10 high ceilings to most rooms giving feeling of light and space
- Two bedrooms
- South-facing lounge with access to south balcony
- Charming top floor seafront flat
- Glorious panoramic sea views with Beachy Head & the South Downs in the distance
- Gas central heating & uPVC double glazing
- Excellent central location near shops, station and De la Warr Pavilion

Abbott and Abbott Estate Agents offer for sale this charming top floor seafront flat, with glorious, panoramic views over the sea, with Beachy Head and the South Downs in the distance. Part of a conversion from a substantial Victorian property of character, the property provides two double bedrooms, an attractive lounge, kitchen with oven and hob, and a bathroom with a modern contemporary suite. A particular feature is the 20' balcony, south-facing and taking full advantage of the views. Most rooms also feature 8'10 high ceilings adding to the feeling of light and space. Gas central heating is installed and there are uPVC double glazed windows throughout.

The property is conveniently situated on the seafront, directly opposite the Sailing Club and the beach, and within a few hundred yards of the main town centre shopping streets, the railway station, and the De la Warr Pavilion.



Communal Entrance Hall

L-Shaped Entrance Hall

13'4 max x 10' max (4.06m max x 3.05m max)

Utility Room 8' x 5'7 (2.44m x 1.70m)

Lounge 15' x 12'2 (4.57m x 3.71m)

South-Facing Balcony 20' x 4' (6.10m x 1.22m)

Kitchen 11'3 x 7'2 (3.43m x 2.18m)

Bedroom One 14'10 x 12' (4.52m x 3.66m)

Bedroom Two 12'3 max x 11'4 (3.73m max x 3.45m)

Bathroom

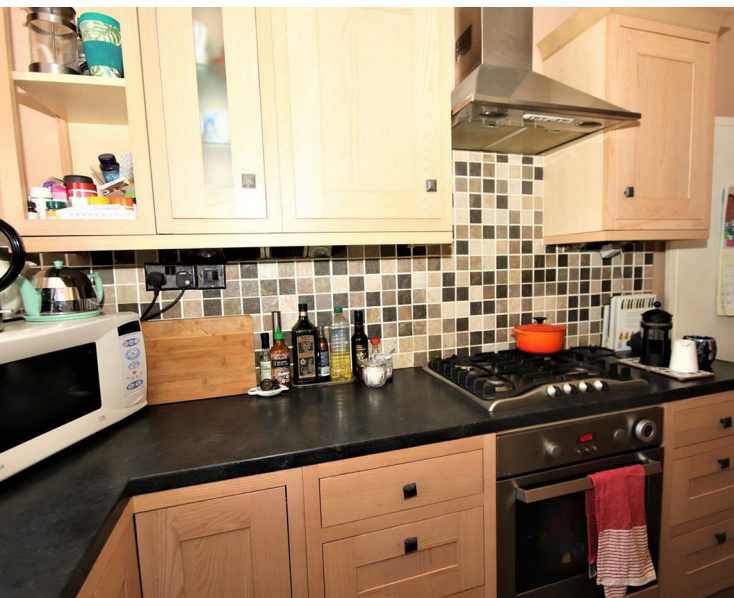
Lease - 156 years from March 2010

Maintenance - Currently £300 per quarter

Council Tax Band - B (Rother District Council)

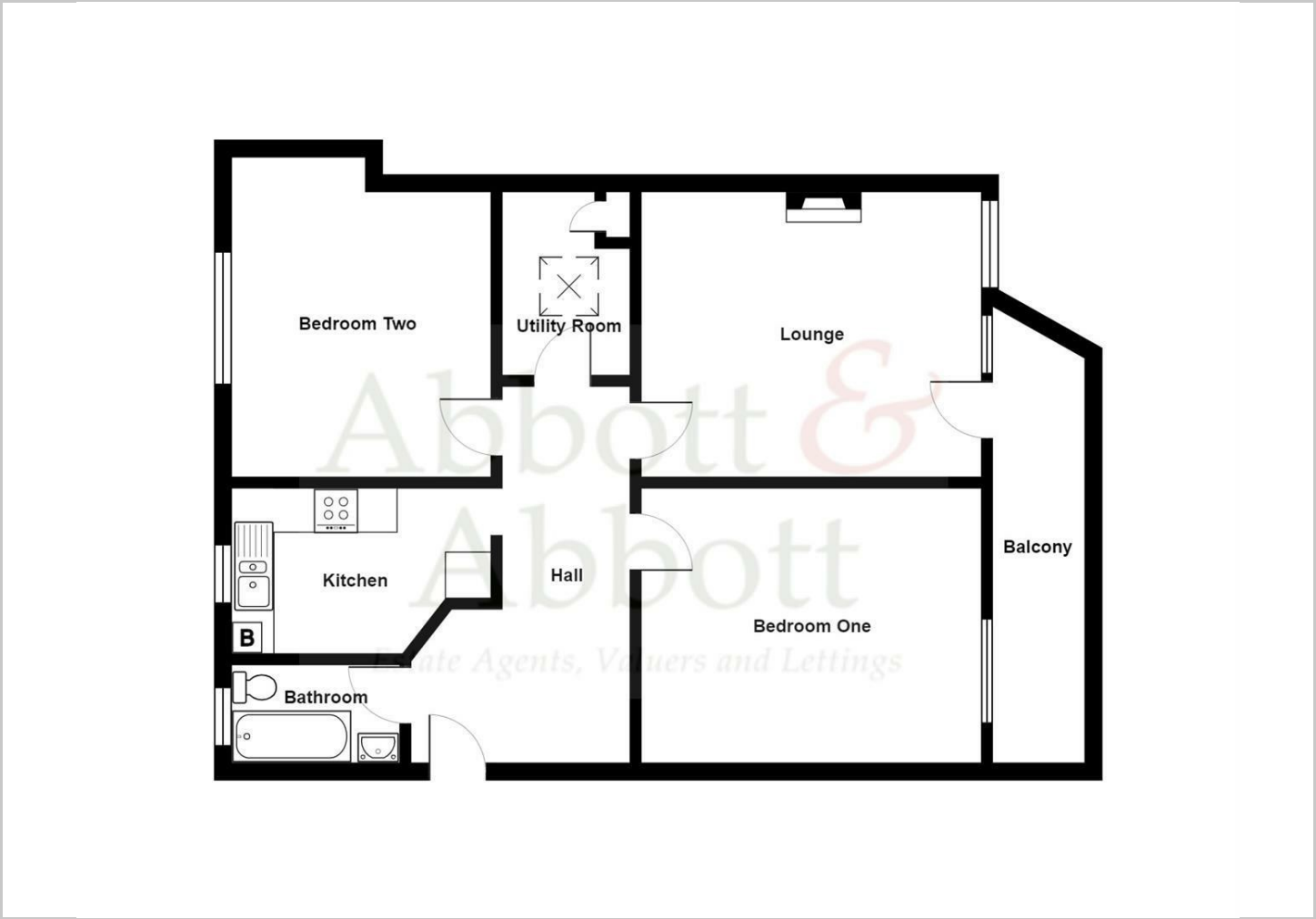
EPC Rating - D







Floor Plans



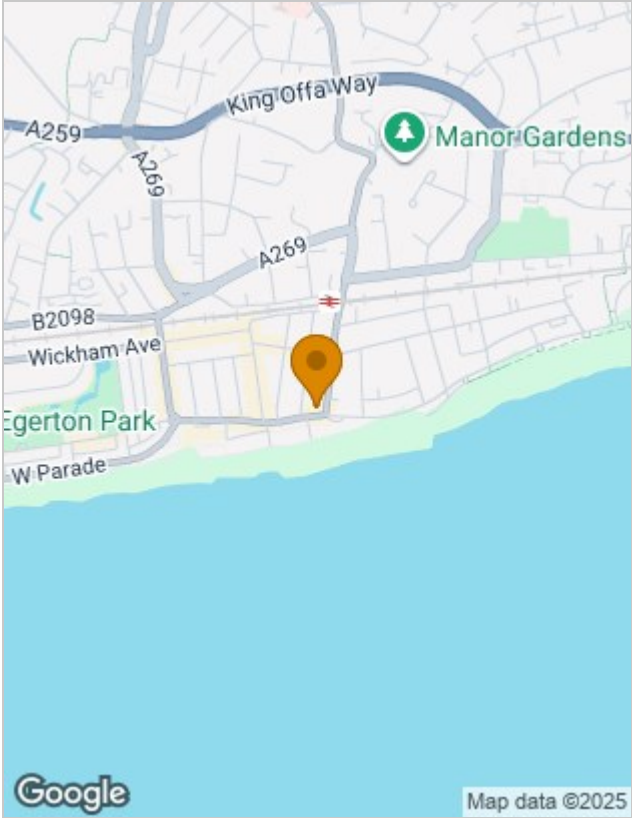
Viewing

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.

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Location Map



Energy Performance Graph

