



## 74 Windsor Road

Bexhill-On-Sea, TN39 3PE

- CONVERTED FIRST FLOOR FLAT
- ROOF TERRACE
- 788 SQ FT
- GAS HEATING
- CLOSE TOWN CENTRE

- THREE BEDROOMS
- PARKING SPACE
- PRIVATE ENTRANCE
- DOUBLE GLAZING
- LOW OUTGOINGS

Abbott and Abbott are offering for sale this spacious three bedroom first floor flat located in a convenient position adjacent to the town centre.

The property is very well presented with double glazing and central heating.

The accommodation runs to just under 800 square feet, there are also additional benefits of a roof terrace and parking space.

There is 120 years remaining on the lease and low outgoings with an annual service charge of £xxx





£250,000



**ENTRANCE HALL** 

**LANDING** 

**LIVING ROOM** 14'7" x 12'9" (4.45 x 3.91)

**KITCHEN** 11'8" x 11'8" (3.58 x 3.58)

**BEDROOM 1** 12'0" x 10'4" (3.68 x 3.15)

**BEDROOM 2** 11'10" x 10'4" (3.63 x 3.15)

**BEDROOM 3** 12'0" x 7'4" (3.66 x 2.24)

**BATHROOM** 

**ROOF TERRACE** 

**PARKING SPACE** 

**LEASE - 120 YEARS** 

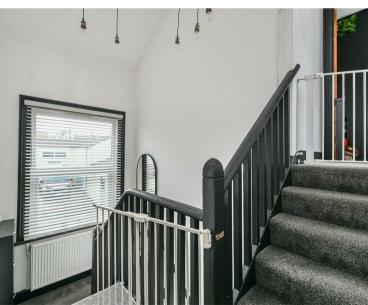
**SERVICE CHARGE/INSURANCE - £300PA** 

**GROUND RENT - £12.50 PA** 







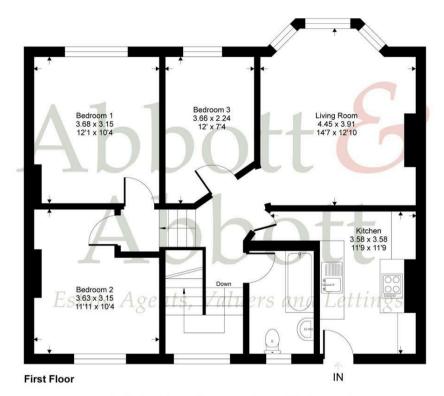




## Floor Plans Location Map

## Windsor Road, TN39

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

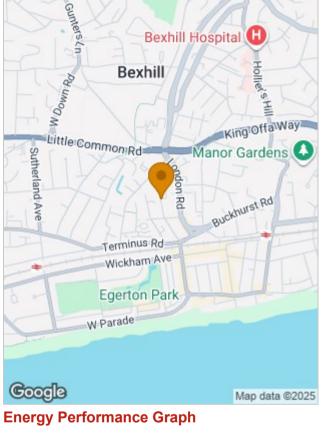


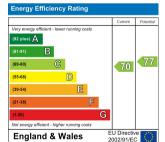
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

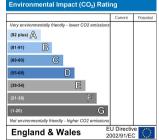
Copyright Casaphoto Ltd. 2025 - Produced for Abbott and Abbott

## 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.