

# Abbott & Abbott

Estate Agents, Valuers and Lettings

2 Bolebrooke Road, Bexhill-On-Sea, TN40 1EN

£160,000





£160,000

## 2 Bolebrooke Road

Bexhill-On-Sea, TN40 1EN

- TWO BEDROOM FIRST FLOOR FLAT
- OFF SEAFRONT
- CONVENIENT LOCATION
- SEA VIEWS
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CLOSE TO STATION
- NO CHAIN
- SHARE OF FREEHOLD

Abbott and Abbott are delighted to offer to the market this spacious bay fronted two bedroom first floor converted flat enjoying attractive sea views and ideally situated within walking distance of the beach, town centre, shops, and local amenities. The property benefits from gas fired central heating and new double glazing throughout. Requiring some modernisation, it offers excellent potential to create a lovely coastal home or investment property, making it an ideal opportunity for first-time buyers and investors alike.



### Communal Entrance

### Stairs to main front door

### Hallway

**Living Room** 17'10 x 15'4 (5.44m x 4.67m)

**Kitchen** 12'10 x 11 (3.91m x 3.35m)

**Bedroom 1** 13'10 x 12'4 (4.22m x 3.76m)

**Bedroom 2** 9'1 x 8 (2.77m x 2.44m)

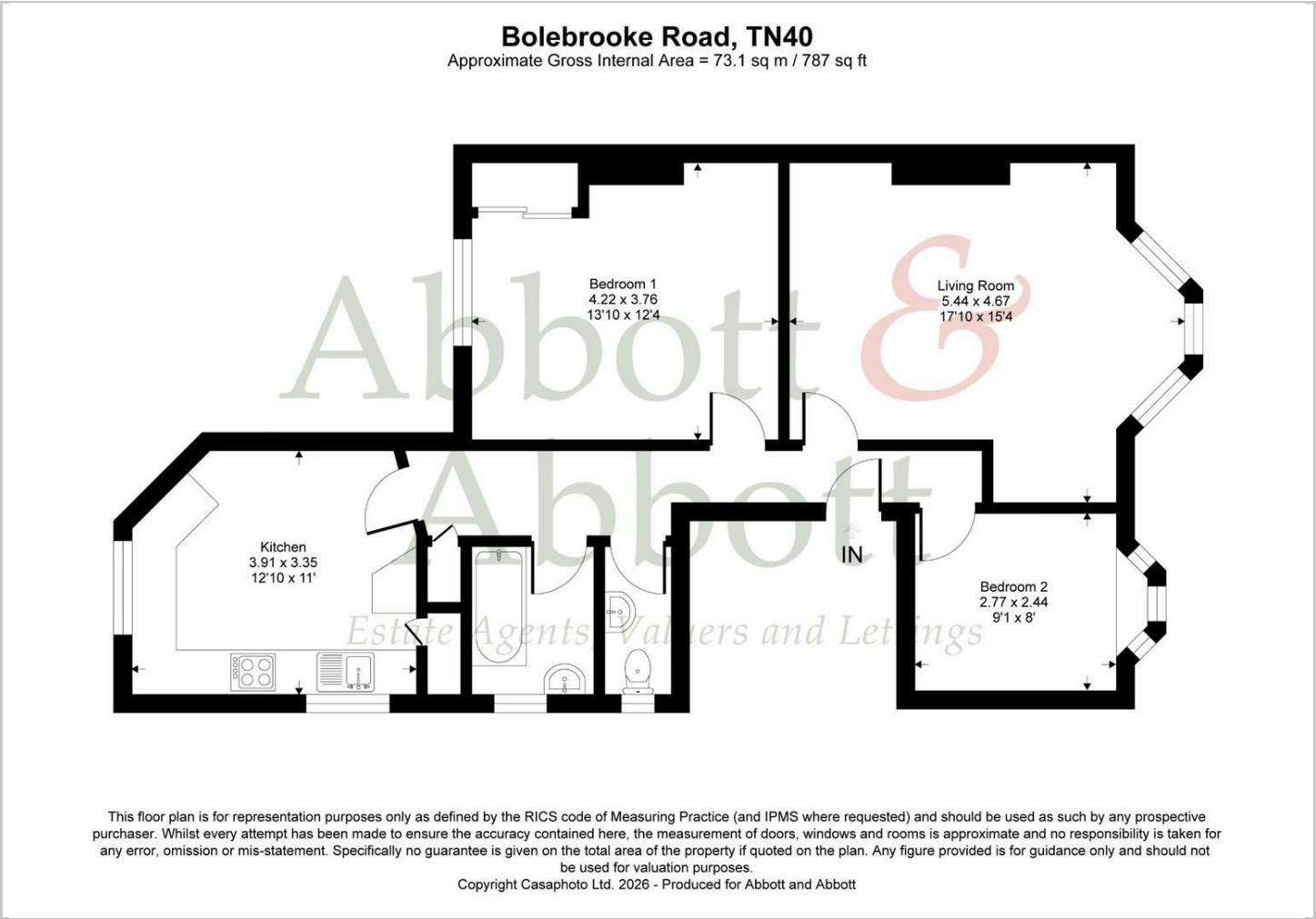
### Bathroom







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.

Location Map



Energy Performance Graph

