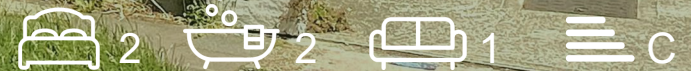


Abbott & Abbott

Estate Agents, Valuers and Lettings

2 Mar-Ren-Dor Upper Sea Road, Bexhill-On-Sea, TN40 1RL

£245,000





£245,000

2 Mar-Ren-Dor Upper Sea Road

Bexhill-On-Sea, TN40 1RL

- Most attractive first floor converted flat in detached house of character
- Large lounge overlooking rear garden and with distant sea glimpses
- Further main bathroom
- 9'10 (2.99m) ceiling height to rooms giving feeling of light and space
- Situated within a few hundred yards of the town centre, station, and seafront.
- Two bedrooms - with en suite bathroom to main bedroom
- Kitchen with integrated appliances
- Gas central heating & uPVC double glazed windows
- Area of rear garden private to this property
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent first floor flat, with its own private area of rear garden, situated in a most convenient position, within a few hundred yards of the railway station, buses, the seafront, and the main town centre shopping streets. Part of a conversion from a substantial detached Edwardian house of character, the property is well presented and provides two bedrooms - with an en suite bathroom to the main bedroom, a large lounge, kitchen with integrated appliances, and a further bathroom. Rooms have 9'10 (2.99m) high ceilings, giving a feeling of light and space to each room, and the lounge and main bedroom provide views over the garden, with distant sea glimpses beyond. Gas central heating is installed and there are uPVC double glazed windows throughout.

This property is already vacant and comes highly recommended.



Communal Entrance Hall

Entrance Hall

Large Lounge 15'7 x 14'3 (4.75m x 4.34m)

Kitchen 11'4 x 5' (3.45m x 1.52m)

Bedroom One 14'5 x 12'2 (4.39m x 3.71m)

En Suite Bathroom

Bedroom Two 11'3 x 7'5 (3.43m x 2.26m)

Bathroom

Area of Rear Garden

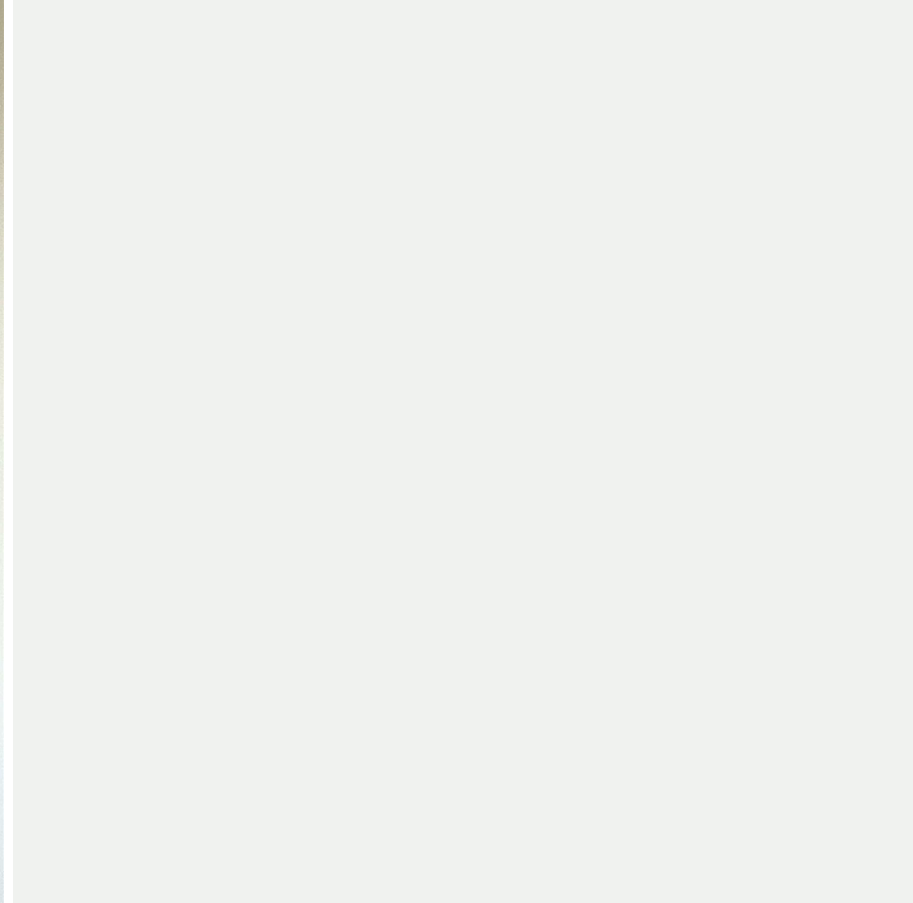
Lease: 99 years from June 1992

Maintenance: Share of expenditure when required

Share of Freehold

Council Tax Band: A (Rother District Council)

EPC Rating: C





Floor Plans



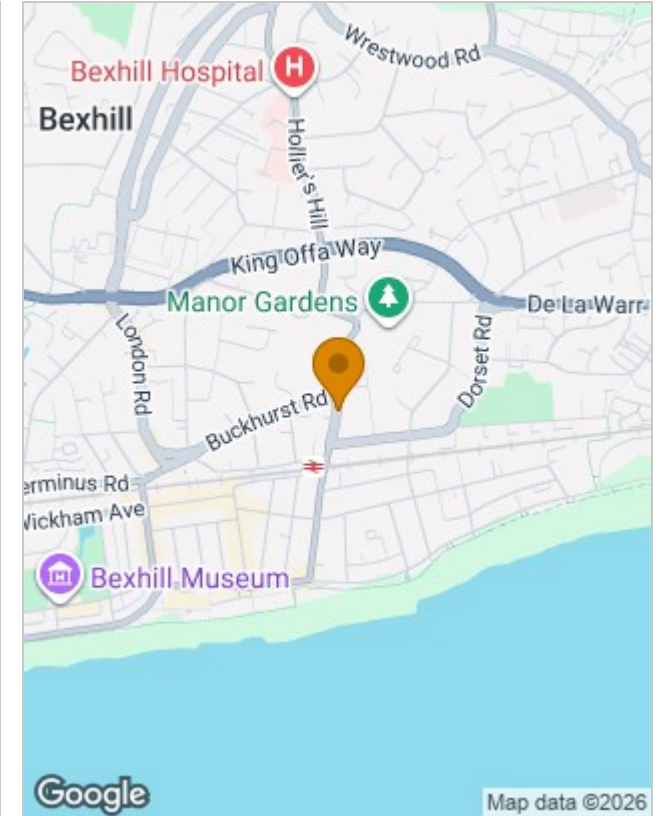
Viewing

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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

