

# Abbott & Abbott

Estate Agents, Valuers and Lettings

EASY TAN

POPPYSEED  
BAKERY

www.farmkitchen.co.uk

01424 215470

RSPCA BLUEBELLS

16B Western Road, Bexhill, TN40 1DX

£205,000





£205,000

# 16B Western Road

Bexhill, TN40 1DX

- SPACIOUS MAISONETTE
- THREE BEDROOMS/TWO RECEPTION ROOMS
- IDEAL BUY TO LET
- GAS HEATING/DOUBLE GLAZING
- TOWN CENTRE LOCATION
- 1100 SQ FT
- NO CHAIN
- BALCONY/TERRACE
- NEW KITCHEN/BATHROOM
- CLOSE SEAFRONT/STATION

Abbott and Abbott are offering for sale this most spacious three bedroom town centre maisonette with accommodation of over 1100 square feet. An additional benefit is a good size balcony/terrace

The property offered for sale with no onward chain has been recently redecorated with new carpets laid.

There is gas heating and double glazing with modern kitchen/bathroom fittings.

The flat will benefit from a new 999 year lease on completion as well as a low annual service charge.

Bexhill station having direct services to London is only a few minutes walk away as are the town centre shops and seafront.

Ideal buy to let opportunity



## PRIVATE GROUND FLOOR ENTRANCE HALL

## FIRST FLOOR LANDING

**LIVING ROOM** 18'4" x 11'5" (5.6 x 3.5)

**DINING ROOM** 14'1" x 8'10" (4.3 x 2.7)

**KITCHEN** 8'10" x 6'6" (2.7 x 2)

**BEDROOM ONE** 16'4" x 11'9" (5 x 3.6)

**BATHROOM**

**BALCONY/TERRACE**

## SECOND FLOOR LANDING

**BEDROOM TWO** 17'8" x 11'9" (5.4 x 3.6)

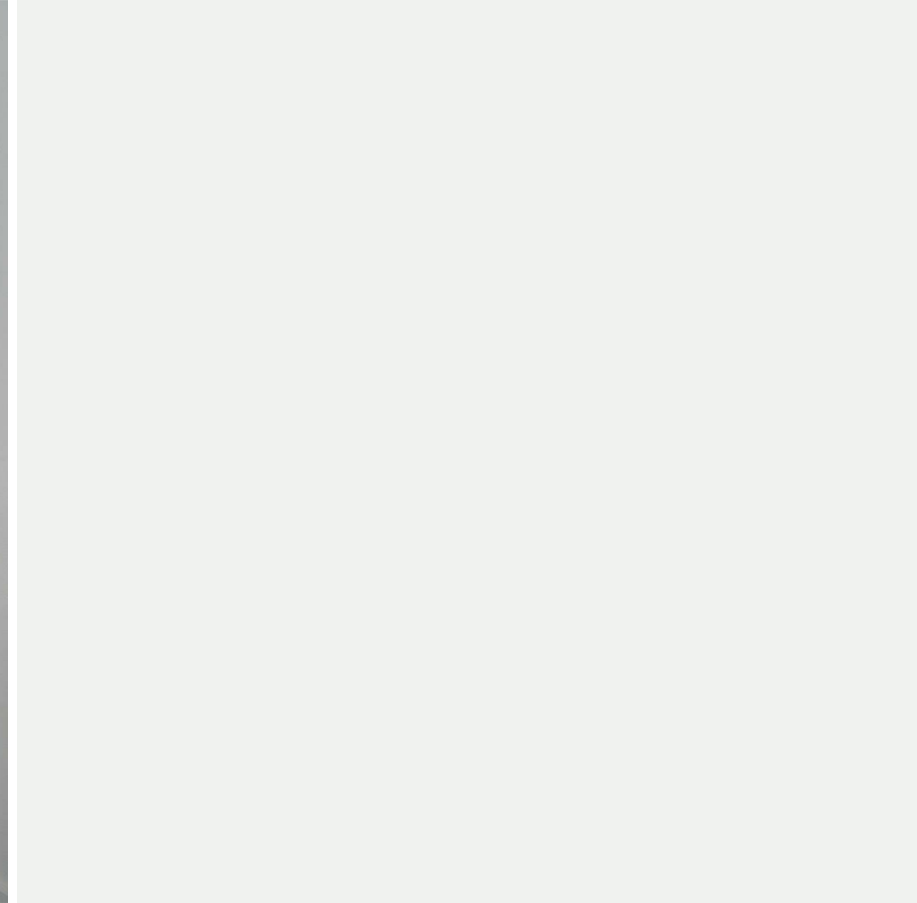
**BEDROOM THREE** 9'10" x 8'6" (3 x 2.6)

**LEASE - NEW 999 YEAR LEASE**

**GROUND RENT - £10**

**MAINTENANCE - £1218 PA**







## Floor Plans



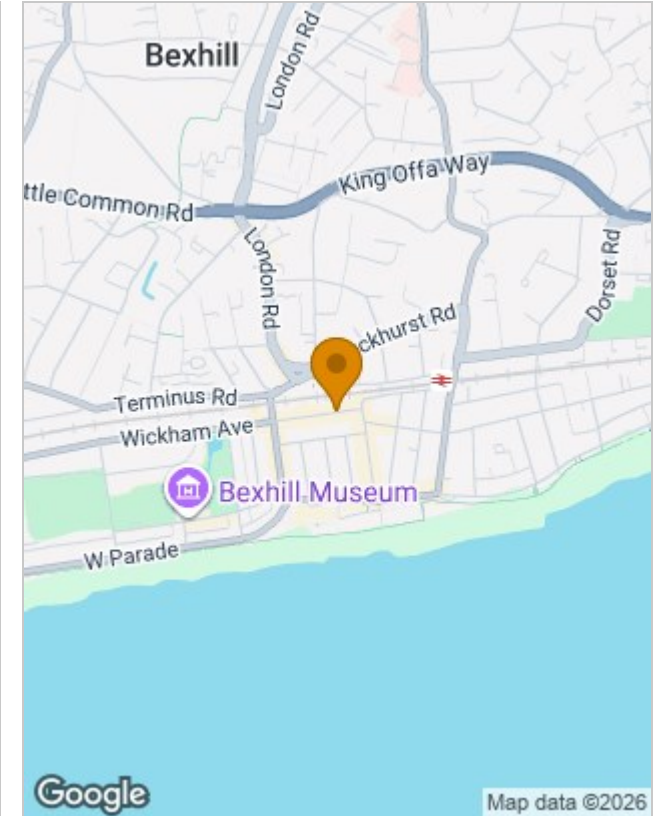
## Viewing

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

