

Abbott & Abbott

Estate Agents, Valuers and Lettings



Flat 4, 69 De La Warr Road, Bexhill-On-Sea, TN40 2JE

£180,000





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Flat 4, 69 De La Warr Road

Bexhill-On-Sea, TN40 2JE

- Newly refurbished first floor flat of character
- Two bedrooms
- Newly laid carpets and wood flooring to the lounge/kitchen
- 9' (2.74m) high ceilings to most rooms
- Convenient for buses and within easy reach of town centre, seafront and Ravenside shops
- Good size, south-facing, open-plan lounge/ kitchen with newly fitted units and large bay window
- Shower room with newly installed contemporary suite & access to utility room
- Gas central heating and uPVC double glazing
- Large, lightly wooded communal garden to rear
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this newly refurbished first floor flat, one of just four in a substantial detached house of character, well placed for the town centre, the seafront, and Ravenside shopping complex. The property has been skilfully improved, with an open-plan lounge/kitchen with newly fitted units and integrated appliances, a shower room with a newly-installed contemporary suite, two bedrooms, utility room, and a separate WC, yet retains much of the original charm and character of the building, with 9' (2.74m) high ceilings to most rooms, a large south-facing bay window to the lounge/kitchen, picture rails and plate racks. New carpets, and wooden flooring to the lounge/kitchen, have been laid and the property also benefits from gas central heating and uPVC double glazed windows. The property is approached by an entryphone-controlled communal hall with attractive floor tiling and, outside, there is a large, lightly wooded, communal garden.

The property is situated on a bus route, just under a mile from the town centre and the seafront. Bexhill College and the Ravenside shopping complex are also within very easy reach.



Attractive Communal Entrance Hall

Entrance Hall

South-Facing, Open-Plan Lounge/Kitchen

15'3 plus bay x 14'10 (4.65m plus bay x 4.52m)

Bedroom One 15' x 10'8 (4.57m x 3.25m)

Bedroom Two 11'10 x 8'7 (3.61m x 2.62m)

Contemporary Shower Room & Utility Room

Separate WC

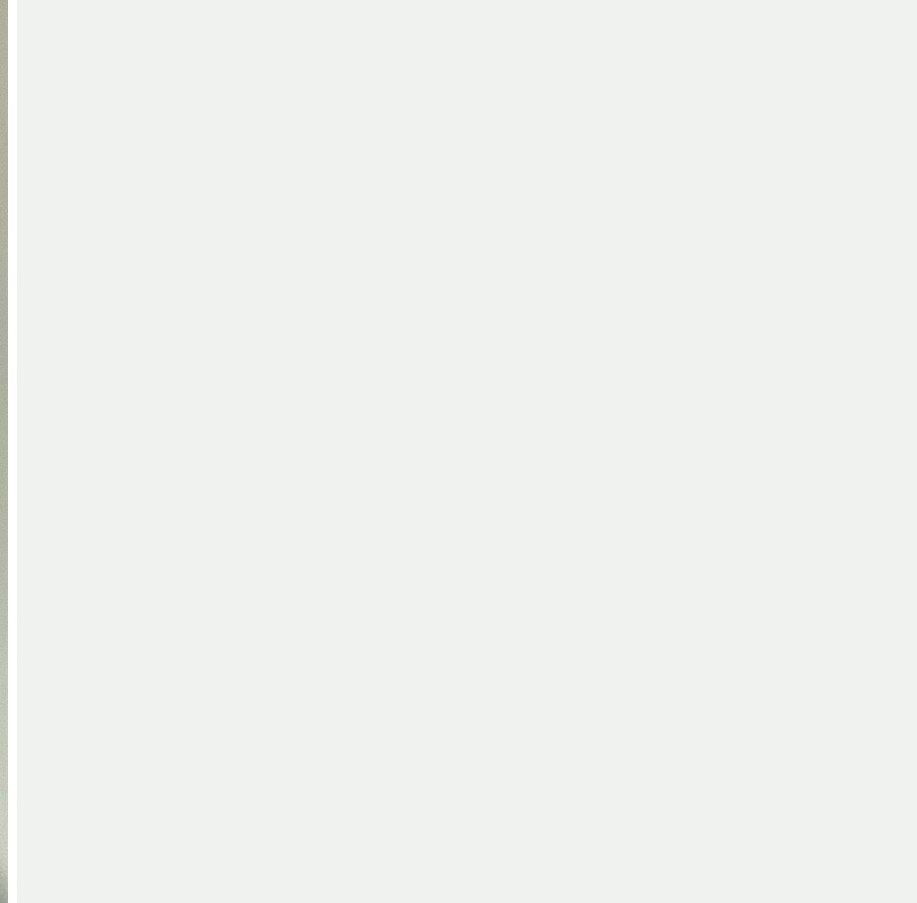
Large, Lightly-Wooded Communal Garden

Lease: 999 years from December 1956

Maintenance: Currently £1646.42 pa

Council Tax Band: A (Rother District Council)

EPC Rating: D





Floor Plans



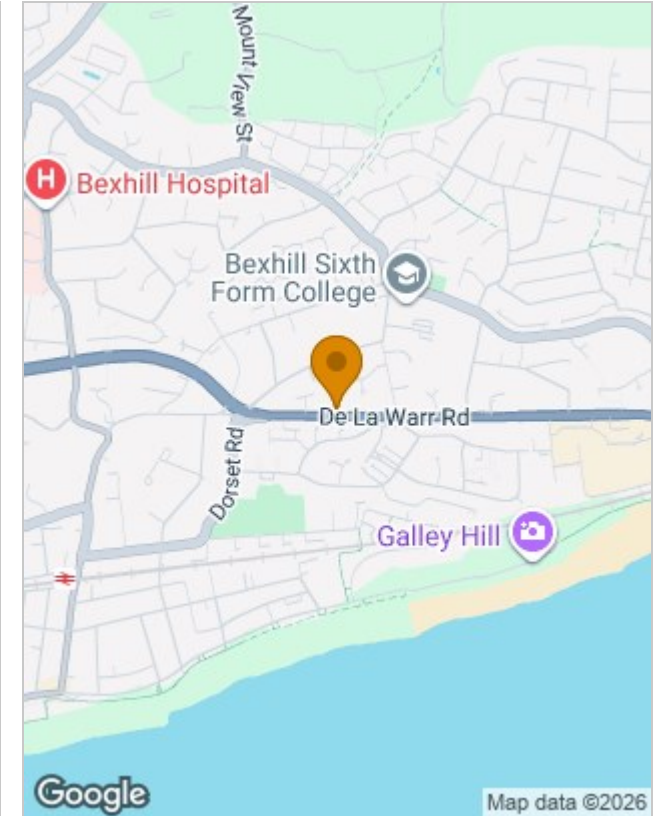
Viewing

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

