

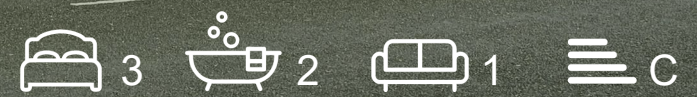
# Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Bedford Lodge , Bexhill On Sea, TN40 1PR

£199,950





£199,950

# 3 Bedford Lodge

Bexhill On Sea, TN40 1PR

- FIRST FLOOR CONVERTED FLAT
- 18FT LIVING ROOM
- BATHROOM AND EN SUITE TO MAIN BEDROOM
- SPACIOUS ACCOMMODATION - APPROX 870 SQ FT
- CLOSE SEAFRONT
- THREE BEDROOMS
- BALCONY
- ORIGINAL FEATURES
- NO CHAIN

Abbott and Abbott are offering for sale this extremely spacious three bedroom first floor converted flat located just off the seafront.

The flat has accommodation of around 870 sq ft, an 18ft Living room with balcony, three bedrooms , main bathroom and ensuite and Kitchen

There is electric heating and double glazing with attractive original fireplaces.

No onward chain



## ENTRANCE HALL

**LIVING ROOM/DINING ROOM** 18'4" x 13'1" (5.6 x 4)

**KITCHEN** 10'5" x 7'10" (3.2 x 2.4)

**BEDROOM 1** 11'5" x 10'9" (3.5 x 3.3)

## EN SUITE SHOWER ROOM

**BEDROOM 2** 12'1" x 9'6" (3.7 x 2.9)

**BEDROOM 3** 12'1" x 8'10" (3.7 x 2.7)

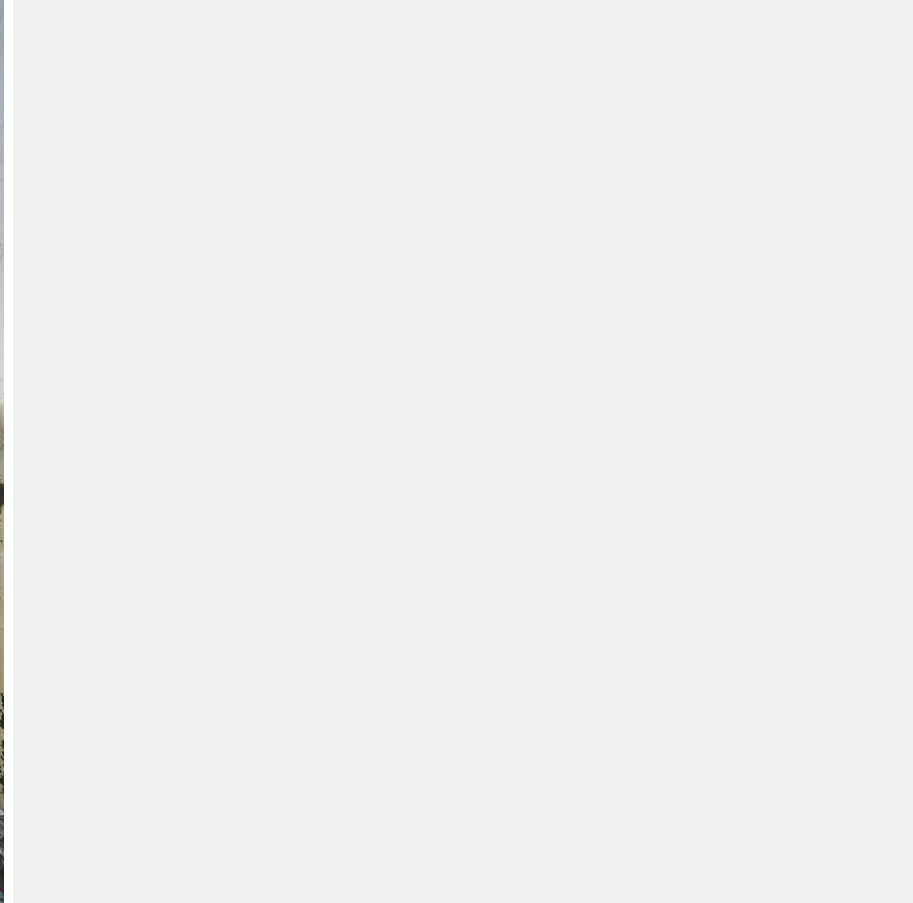
**BALCONY**

**BATHROOM**

**SERVICE CHARGE - 25%**

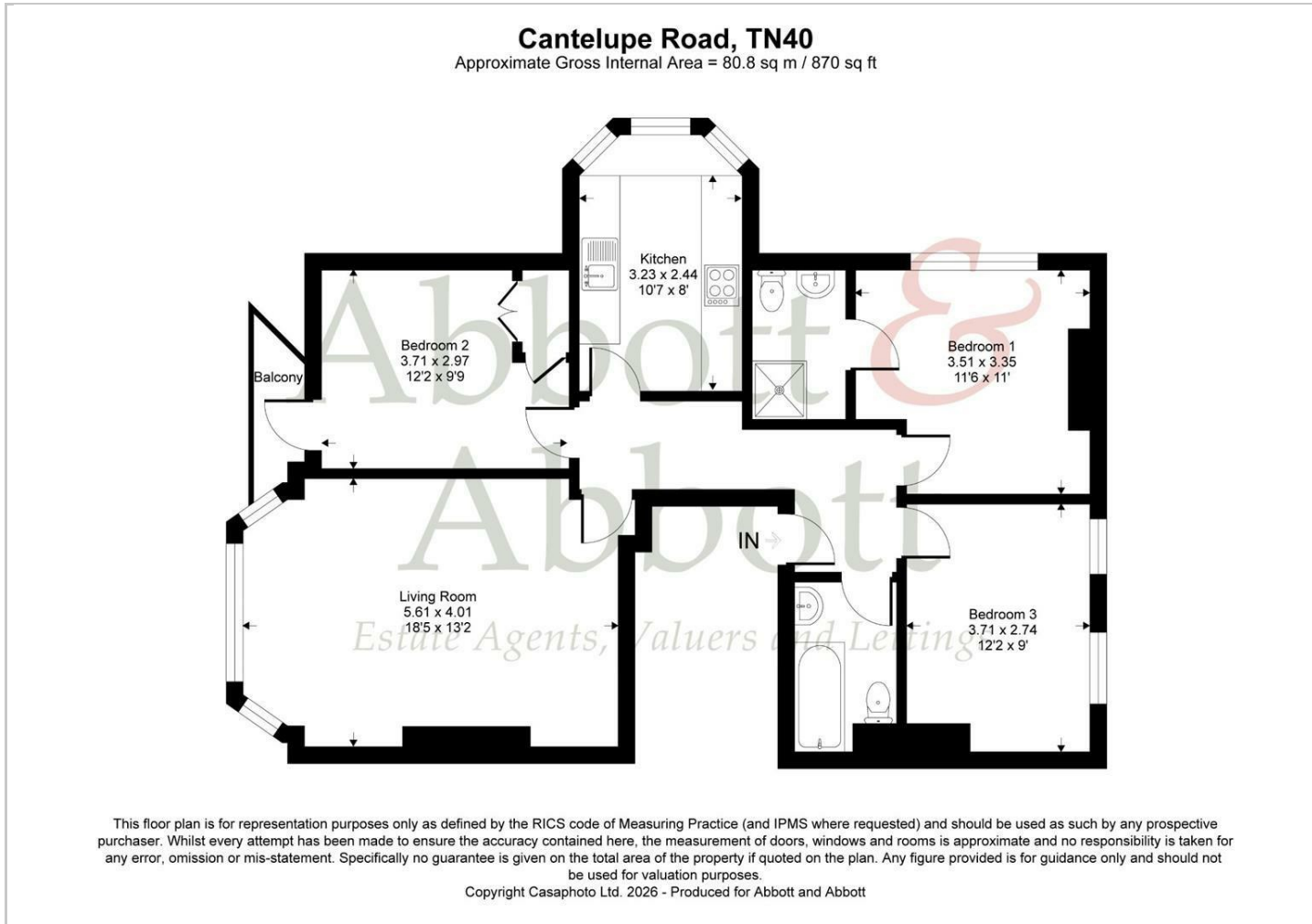
**LEASE**

**GROUND RENT**





## Floor Plans



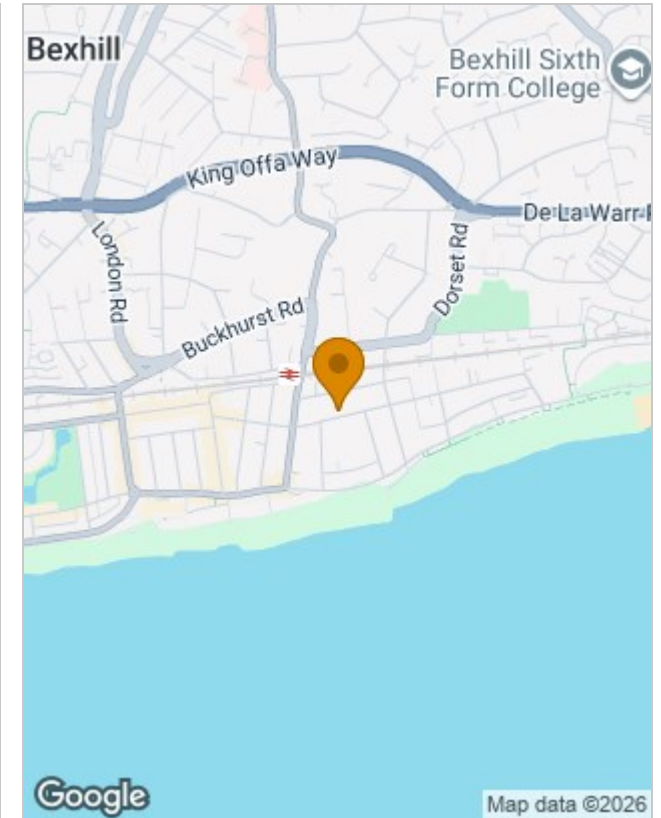
## Viewing

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

