

# Abbott & Abbott

Estate Agents, Valuers and Lettings



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50  **The Efficient Freight Company 50**

52

**Professional Business Services**

- Secretarial Services
- Telephone Answering
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**The Efficient Freight Company**

- International Freight
- Forwarding & Courier Services
- Members of the British International Freight Association

**DHL EXPRESS**

50 St Leonards Road

, Bexhill, TN40 1JB

£146,950



# 50 St Leonards Road

Abbott and Abbott are offering for sale this conveniently situated town centre converted first floor flat.

The property is extremely well presented with gas heating and modern kitchen/bathroom fittings.

There is a 18ft x 17ft open plan Living room/Kitchen, a double bedroom and bathroom.

Bexhill railway station is within walking distance and the promenade/seafront is only a few hundred yards away.

This is an excellent opportunity for an investor with a projected annual income of £10,200, just under a 7% yield

- CONVERTED FLAT
- 18 X 17 LIVING ROOM/KITCHEN
- BATHROOM
- PROJECTED INCOME £10,200 PA - 6.8%
- STATION NEARBY
- FIRST FLOOR
- BEDROOM
- IDEAL BUY TO LET
- TOWN CENTRE LOCATION
- CLOSE SEAFRONT

## LIVING ROOM/KITCHEN

18'4" x 17'4"

## BEDROOM

10'5" x 9'2"

## BATHROOM

LEASE - 96 YEARS UNEXPIRED

SERVICE CHARGE 2024 - £830 per year

GROUND RENT/INSURANCE - £150 PA

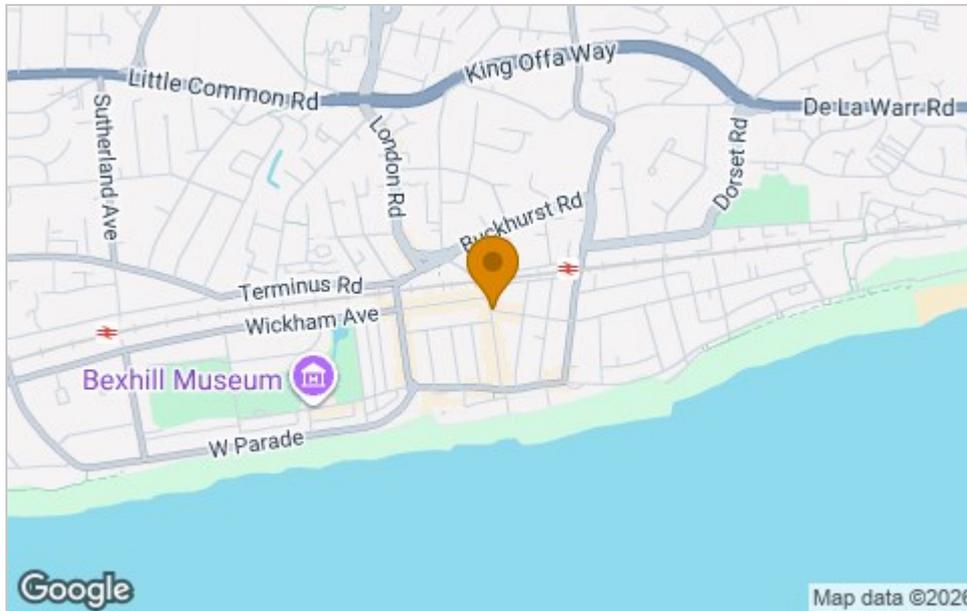




## Floor Plan



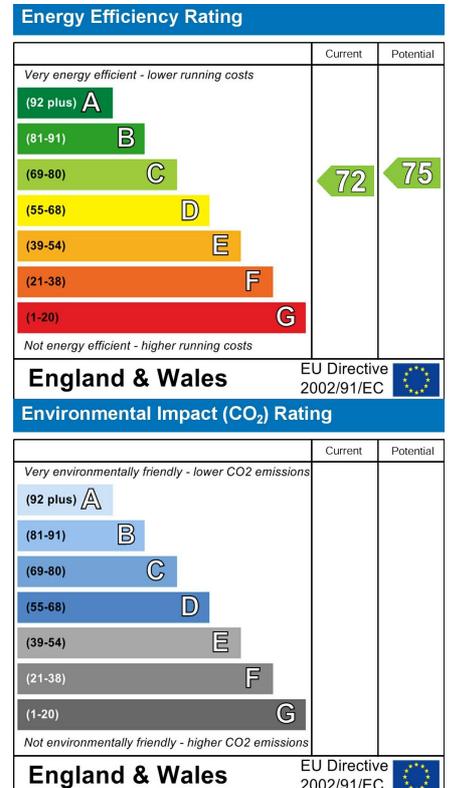
## Area Map



## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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