

Abbott & Abbott

Estate Agents, Valuers and Lettings

9 Cumberland Court Upper Sea Road, Bexhill-On-Sea, TN40 1RP

£185,000



3



1



2



D



£185,000

9 Cumberland Court Upper Sea Road

Bexhill-On-Sea, TN40 1RP

- Exceptionally spacious second floor purpose built flat with far-reaching views
- Large south-facing lounge with access to south-facing balcony
- Gas central heating & double glazed windows
- Now in need of general modernisation and redecoration
- Three bedrooms and two reception rooms - or potential for four bedrooms
- Shower room with WC, plus second separate WC
- Within a few hundred yards of railway station, seafront, and town centre shops
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this exceptionally spacious second floor purpose-built flat, served by lift, with glorious, far-reaching views over the town to the sea beyond, situated within a few hundred yards of the railway station, the seafront and the main town centre shopping streets. Now in need of general modernisation and re-decoration, the property offers bright and highly versatile accommodation with a potential for four bedrooms, or three bedrooms and two reception rooms if preferred. A particular feature is the superb, south-facing lounge, of an excellent size and leading to a south-facing balcony which takes full advantage of the views. There is also a kitchen, shower room with WC and a further separate WC. Gas central heating is installed and there are double glazed windows.



Communal Entrance Hall

Entrance Hall

Dining Room/ Bedroom Four

10'10 x 10'9 (3.30m x 3.28m)

Kitchen

12'2 x 7'4 (3.71m x 2.24m)

Lounge

16' x 15'6 (4.88m x 4.72m)

South-Facing Balcony

15' x 4'8 (4.57m x 1.42m)

Inner Hall

Bedroom One

13' x 11' (3.96m x 3.35m)

Bedroom Two

12'2 x 10'10 (3.71m x 3.30m)

Bedroom Three

9' to wardrobes x 7'7 (2.74m to wardrobes x 2.31m)

Shower Room

Separate WC



Communal Gardens

Garage 18' x 8'10 (5.49m x 2.69m)

Lease: 198 years from December 1962

Ground Rent: £15 pa

Maintenance: Currently £2,027.86 pa

Council Tax Band: B (Rother District Council)

EPC Rating: D

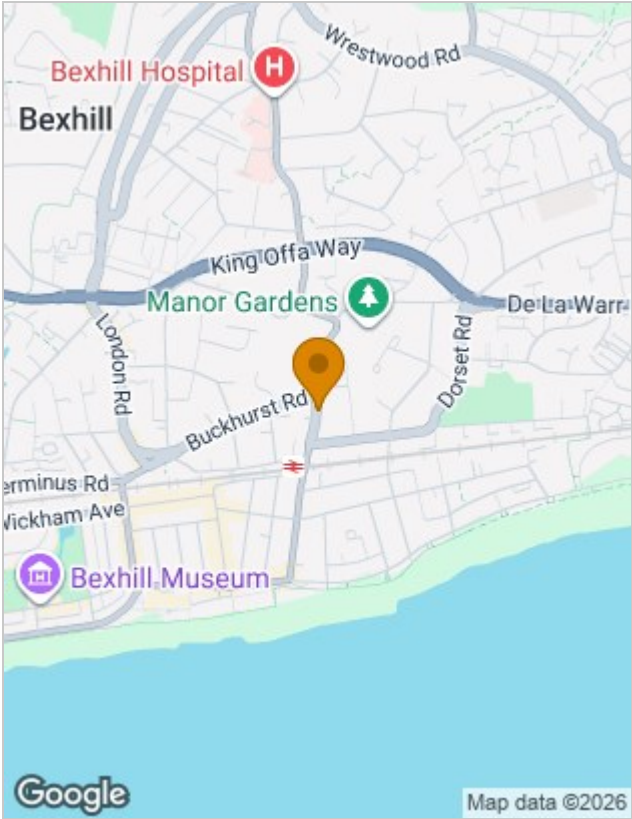




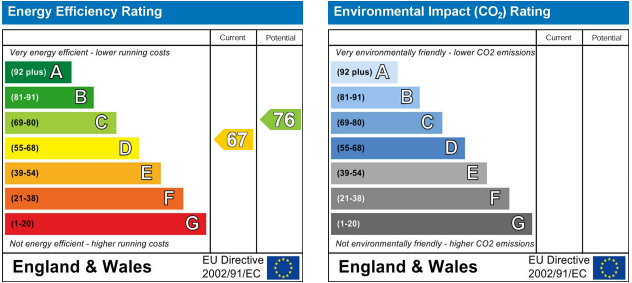
Floor Plans



Location Map



Energy Performance Graph



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.