Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Mercia Court Larkhill, Bexhill-On-Sea, TN40 1TY

£175,000

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5 Mercia Court Larkhill

Bexhill-On-Sea, TN40 1TY

£175,000



- Spacious first floor flat, served by lift, situated in extensive commual lawns
- Large living room
- Well finished shower room
- Central heating and constant hot water included in service charge
- Tucked-away position within easy reach of the Old Town and Town Centre
- Two double bedrooms - both with wardrobes
- Kitchen with oven & hob
- Garage in adjacent block
- uPVC double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a spacious purpose built first floor flat, served by lift, situated in a quiet, tucked-away and elevated position adjacent to the Old Town and within easy reach of the town centre. Built in the 1970's by local builders, R A Larkin, the property provides bright and attractive accommodation, which includes two double bedrooms - both with wardrobes, a large living room, a good size kitchen with oven & hob, and a well finished shower room. Outside, there is a single garage and the block is one of four set in extensive communal gardens. Served by entryphone, the property has uPVC double glazed windows and constant hot water and heating is provided by a communal boiler and included in the service charge.

The town centre shops, railway station and seafront are all just over half a mile distant and there is a short walk to the picturesque Old Town with its Manor Gardens, St Peters Church and Doctor's surgery, via a gate to Belle Hill.





Communal Entrance Hall

Long Entrance Hall	20'7 in length (6.27m in length)
Living Room	16'5 x 13'6 (5.00m x 4.11m)
Kitchen	11'11 x 8'11 (3.63m x 2.72m)
Bedroom One	16'5 x 11'11 (5.00m x 3.63m)
Bedroom Two	15'4 x 12'8 (4.67m x 3.86m)

Shower Room

Garage No 17

Extensive Communal Gardens

Lease: 999 years from March 1973

Maintenance: For 6 months to Dec 26: £1644.41

Share of Freehold

Council Tax Band: C (Rother District Council)

EPC Rating: C













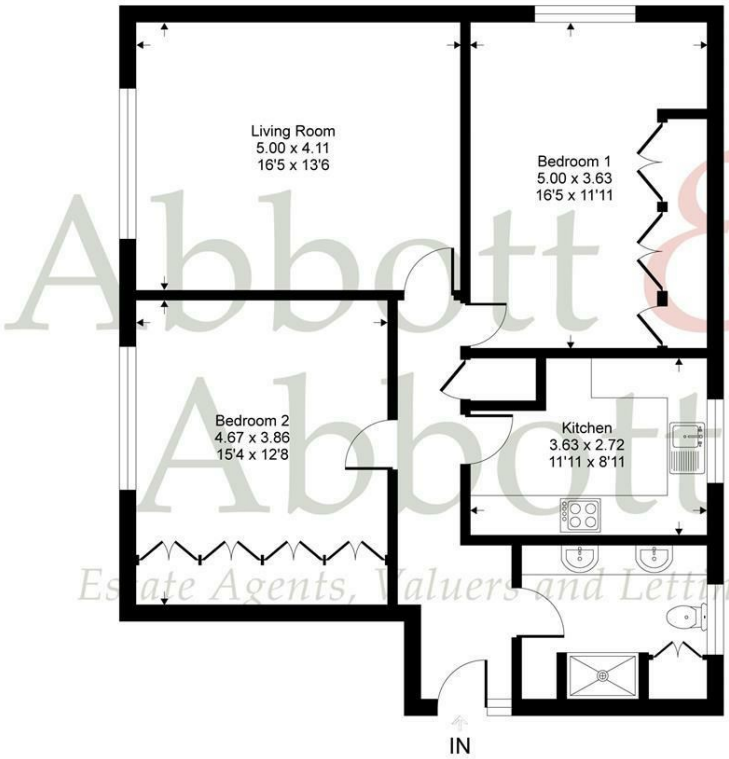




Floor Plans

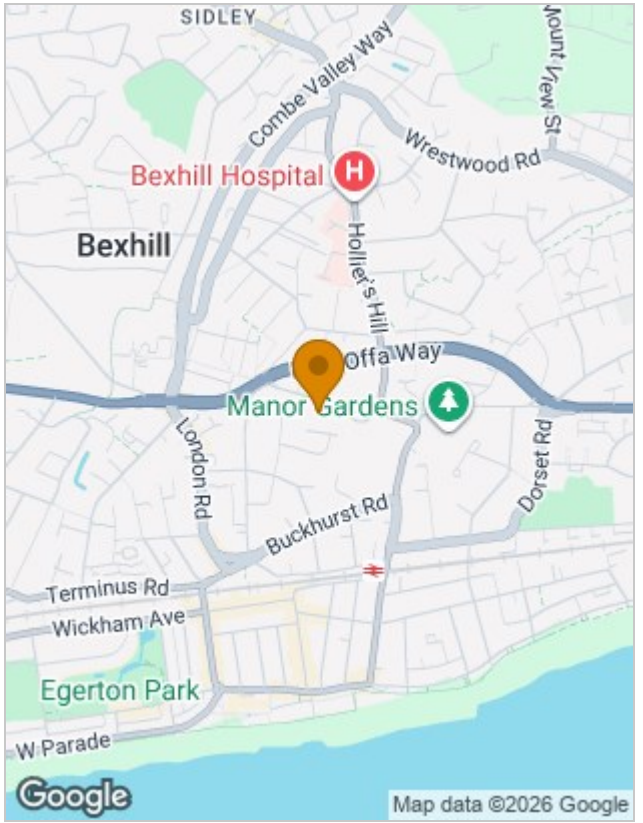
Mercia Court, TN40

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

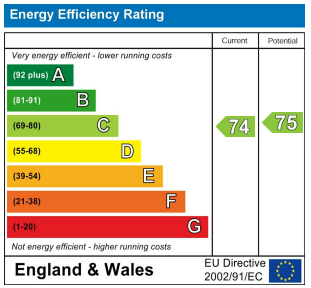


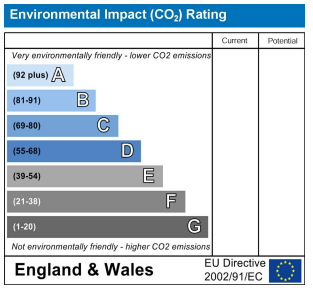
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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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.

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