



Flat 3, 27 Amherst Road  
Bexhill-On-Sea, TN40 1QH

**£199,000**



# Flat 3, 27 Amherst Road

Abbott and Abbott are offering for sale this spacious two bedroom, second floor flat, with the added advantage of a 42ft private garden.

The flat is well presented with central heating and double glazing. There is a spacious 16ft living room, and a 16'9 main bedroom.

The location is very convenient being just off the town centre and close to the seafront and railway station.

- Two Bedroom, Second Floor Flat
- 30ft Private Garden
- Close to Town Centre, Railway Station, and Seafrot
- Door Entry Phone

## Entrance Hall

Bright entrance hall with a radiator and door entry phone.

## Living Room/Dining Room

16'6 x 13

Spacious living room/dining room with a feature wooden fire place with coal effect electric fire, two radiators, and a TV point.

## Kitchen/Breakfast Room

15'5" x 11'10"

Irregular shaped room with a single sink, range of coloured base and wall mounted storage cupboards, storage drawers, work surfaces, built in oven, hob, and hood, plumbing for washing machine, boiler, radiator, wall tiling, and wood effect floor.

## Bedroom 1

16'9 x 13

Two radiators.

## Bedroom 2

9'6 x 9'3

Eaves storage, radiator, and a TV point.

## Bathroom

White suite comprising of a panelled bath with shower over and screen, wash basin with vanity cupboards, and a WC, a radiator, and wall tiling.

## Rear Garden: Fenced in, paved, with side access

42

Leasehold: 130 years unexpired

Maintenance: 1/3 of repairs, insurance £300

Ground Rent: £100pa

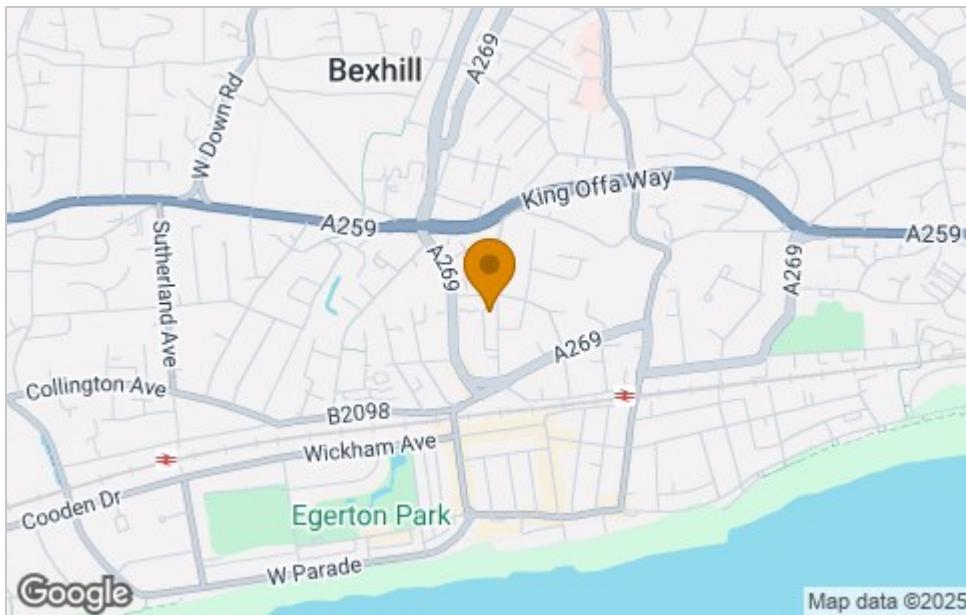




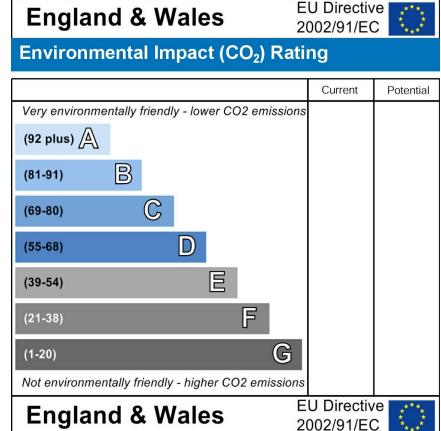
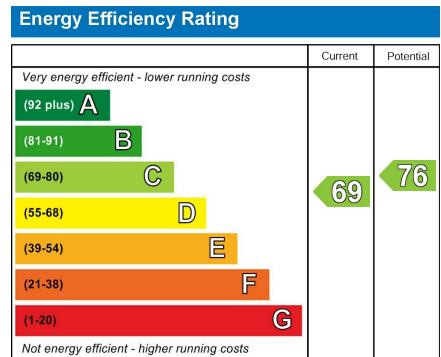
## Floor Plan



## Area Map



## Energy Efficiency 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.

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