



## Albany Mansions Marina

, Bexhill-On-Sea, TN40 1BU

Offers Over £240,000



Spacious 2-Bedroom Ground Floor Apartment – Central Bexhill-on-Sea

This very spacious and bright ground floor flat offers the proportions and feel of a house thanks to its high ceilings, large entrance hall and generously sized living areas.

Ideally located, it couldn't be more convenient for the seafront, shops, and local amenities, with the De La Warr Pavilion and promenade just a short stroll away.

The lounge is a standout feature, boasting south-facing shuttered windows that flood the room with natural light. The kitchen is unusually large for a two-bedroom period property with excellent scope to create a separate utility room or add ample storage. Off the entrance hall, a long corridor leads to two well-sized bedrooms and a modern bathroom.

Outside, the property is surrounded by both a front garden area and a small private courtyard to the rear.

This is a rare opportunity to secure a home of this scale in one of Bexhill's most desirable central locations.



**Entrance door & Lobby 7'2" x 4'8" (2.18 x 1.43)**  
Private Entrance Door giving access into the entrance Lobby, leading to Hall

**Hallway 7'5" x 15'6" (2.26 x 4.72)**  
Spacious L shaped hallway with radiator, the measurements represent the bottom part of the L

**Living/dining Room 22'7" x 12'9" (6.89 x 3.89)**  
Front aspect windows having internal wooden shutters, radiators, double doors leading to Kitchen

**Kitchen/breakfast room 18'1" x 9'5" (5.52 x 2.86)**  
benefitting from modern fitted units, with inset gas hob with extractor hood above, built in oven, appliances space for washing machine & dishwasher, breakfast bar.

**Bedroom 1 11'7" x 10'9" (3.54 x 3.28)**  
Side aspect window

**Bedroom 2 11'7" x 8'2" (3.54 x 2.48)**  
Side aspect window

**Bathroom 7'2" x 7'1" (2.19 x 2.16)**  
Modern fitted suite with P shaped bath having shower above, wc and wash hand basin, towel rail radiator and side aspect window.

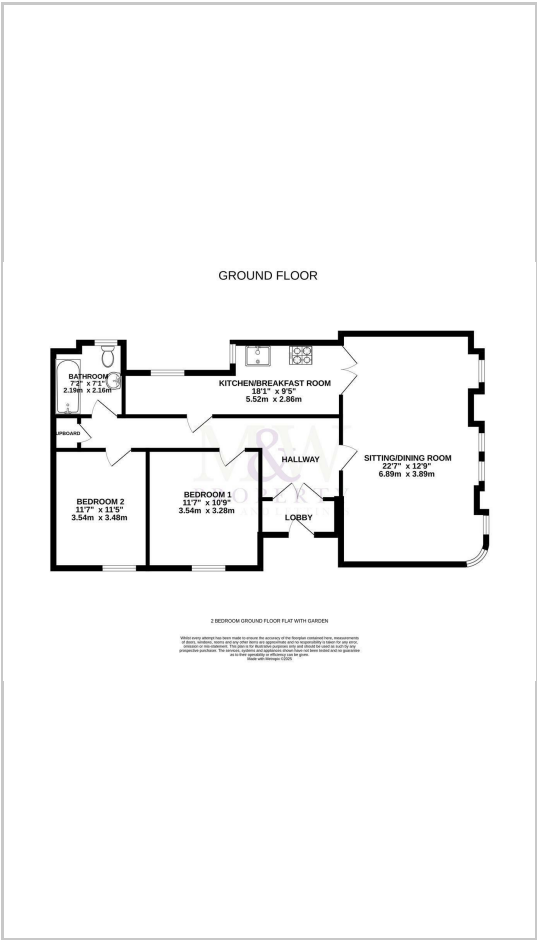
**Front garden**  
Open plan front garden

**Side garden 21'4" approx x 11'0" approx (6.49 approx x 3.36 approx)**  
Enclosed private side garden, with wooden fencing and gate.

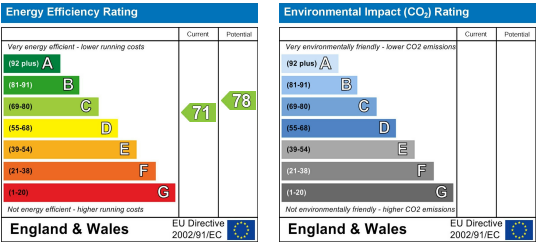
Area Map



Floor Plans



Energy Efficiency Graph



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