



**HOME + CASTLE**  
ESTATE AGENTS

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## London Road, Bexhill-On-Sea, TN39

| Flat | 1 Bedrooms

Home + Castle are delighted to offer an exceptionally Large one bedroom flat in a central and convenient location. The property has an abundance of character and comprises split-level accommodation. With a generous sized double bedroom and further Study room or home office, This property offers plenty of space together with a well fitted kitchen. With parking immediately outside the front door, this is a flat that will prove extremely popular and internal viewings are highly recommended.

**TO LET**  
**£900 PCM**

### **Entrance**

Parking to the front of the property and a communal front entrance door leading to the stairs with wooden banister and post boxes for resident's mail. Intercom door lock.

### **Landing**

A split-level landing with stairs leading from the front door to the first landing and access to the bathroom and study and a large double cupboard/wardrobe. Further stairs leading to second landing with ample space for storage and doors leading to sitting room and bedroom.

### **Sitting Room 4.51m x 4.24m**

And exceptionally large room with high ceilings and ample space for a large dining table and seating. A feature fireplace gives character to the property while a double-glazed window overlooks the front of the property.

### **Kitchen & Breakfast Room 2.48m x 3.00m**

A large and well-fitted kitchen with a good range of work surfaces with built in inset sink unit. Built in oven and gas hob unit. Ample storage by way of a large larder cupboard and also under eaves storage cupboard provides more space for cleaning materials and vacuum cleaners etc.

### **Study / Office 4'7" x 3'10" (1.42m x 1.18m )**

A smaller room, unsuitable as a bedroom but ideal for a study or home office or small playroom.

### **Bathroom 5'0" x 7'3" (1.54m x 2.21m )**

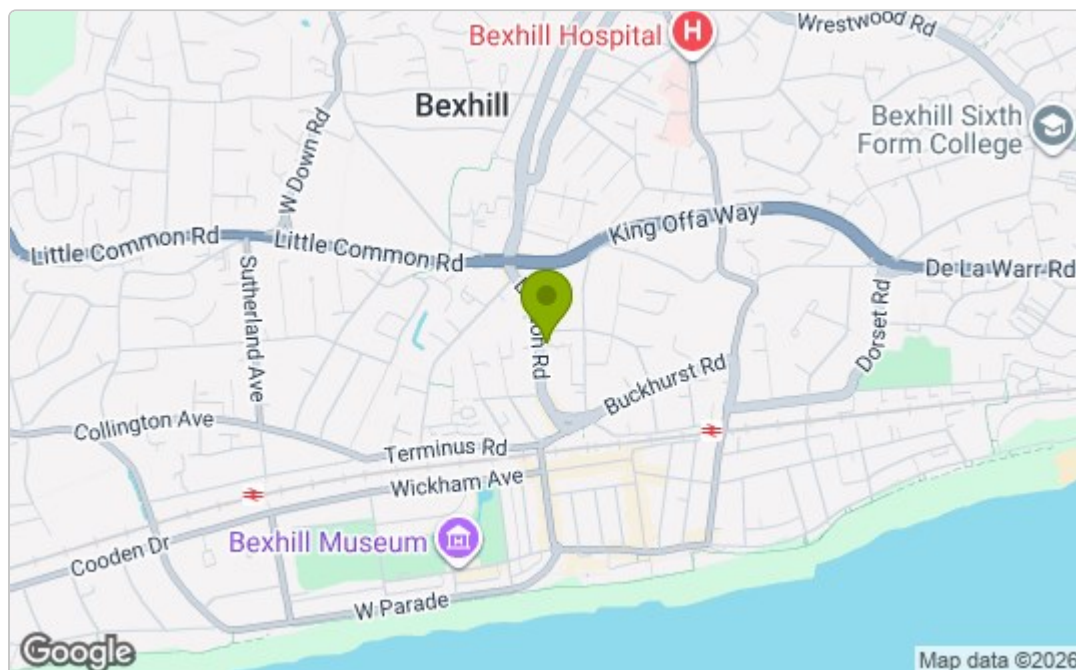
A well fitted bathroom with Panel bath and shower above, pedestal wash hand basin and close coupled WC.

### **Bedroom 13'9" x 13'7" (4.20m x 4.15m )**

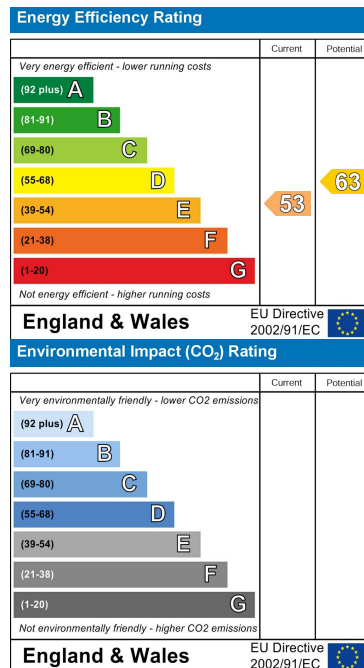
A large double room with feature fireplace. This room will accommodate a double bed and still leave ample space for bedside cabinets and wardrobes. Double glazed window overlooking the rear of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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