



**HOME + CASTLE**  
ESTATE AGENTS

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## Amherst Road, Bexhill-On-Sea, TN40

Spacious 2 Bedroom Top Floor Flat

Home + Castle are pleased to advertise this nicely presented, CHAIN FREE, spacious 2 bedroom, top floor flat with double glazing, gas central heating and enclosed garden to the rear of the main building. Great location within a short walk of a wide variety of shops, the town centre, seafront and Bexhill station.

**FOR SALE**  
**LEASEHOLD**  
**£180,000**

## Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

## Entrance

Pathway to porch. Main door leads to communal hallway with stairs to 2nd floor flat.

## Communal Hallway

Stairs to flat on 2nd floor.

## Hallway 9' x 6'7" (2.74m x 2.01m)

Private door to flat and split level hallway. Double glazed window to front of property. Pendant light, double socket, radiator, fuse box and carpet. Phone entry system.

## Lounge Diner 16'6" x 13'2" (5.03m x 4.01m)

Double glazed window to front of property. Pendant light, power points, BT point, fireplace with electric coal effect inset, radiators x 2 and carpet.

## Kitchen - Irregular Shape 12'7" max x 12'7" max (3.84m max x 3.84m max)

Good sized kitchen with plenty of cupboard space, base units, work surface areas and breakfast bar. Partly tiled walls, stainless steel sink with drainer, built-in gas hob with extractor hood, built-in electric oven, plumbing for washing machine and space for tall fridge freezer. Wall mounted gas boiler, power points, ceiling light, under-cupboard lighting, radiator and wood-effect vinyl. Double glazed "Tilt & Turn" window to rear of property.

## Bedroom 1 16'8" x 13'2" (5.08m x 4.01m)

Double glazed window to rear of property. Pendant light, power points including a double with USB points, TV point, BT point, built-in double cupboard, radiators x 2 and carpet.

## Bedroom 2 9'6" x 8'7" (2.90m x 2.62m)

Double glazed window to side of property. Pendant light, power points, Open Reach point, built-in cupboards x 2, radiator and carpet.

## Bathroom 6'6" x 5'4" (1.98m x 1.63m)

Opaque double glazed window to side of property. Partly tiled walls, basin with vanity unit, WC and bath with riser kit, ceiling light plus downlights, radiator, towel rail and tile effect vinyl.

## Enclosed Garden to Rear 42'10" x 15' (13.06m x 4.57m)

Located to the rear of the property. Good sized, enclosed, low maintenance garden with possibility of creating off-road parking as some neighbouring properties have done. Covered with slabs and pebble beach stone.

## Additional Information

We have been advised of the following by the vendor, Service/Maintenance Charges - 1/3 Split if and when required.

Ground Rent - £100 p.a.

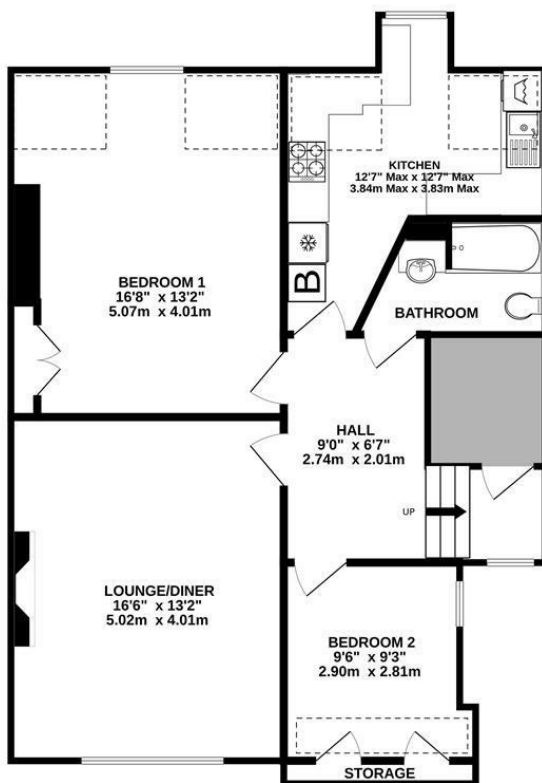
Building Insurance - £300 p.a.

Energy Performance Rating - C

Council Tax Band - A

# Floor Plan

2ND FLOOR FLAT  
783 sq.ft. (72.7 sq.m.) approx.

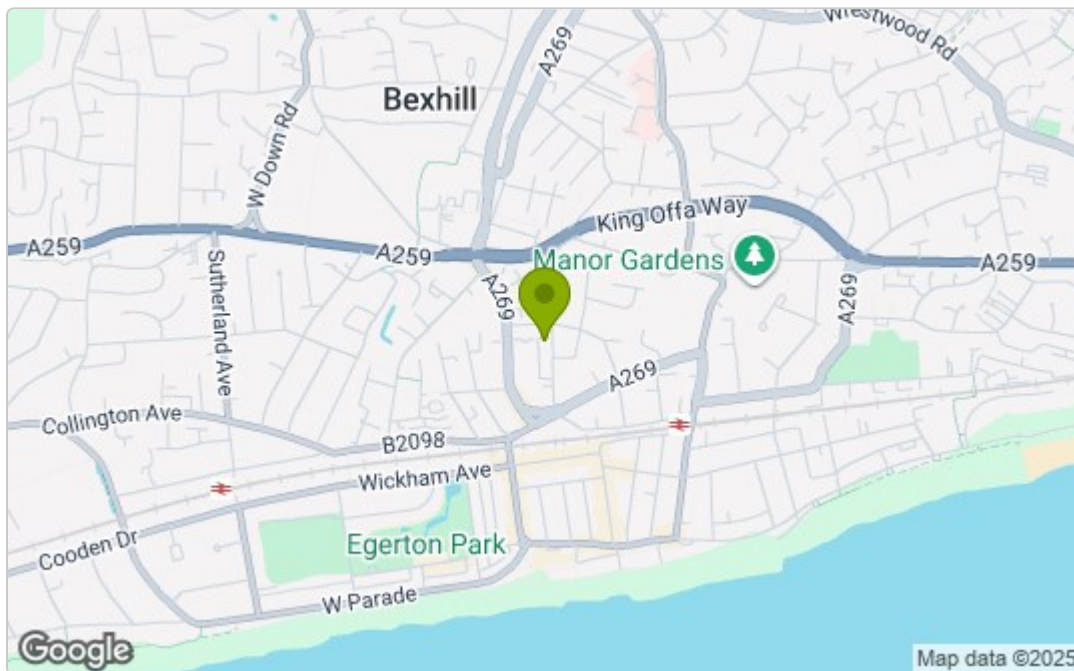


2 BEDROOM TOP FLOOR FLAT

TOTAL FLOOR AREA - 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.