



OAKFIELD



Sackville Road, Bexhill-On-Sea, TN39 3JD

Price Guide £170,000



## Sackville Road, Bexhill-On-Sea, TN39 3JD

This spacious one-bedroom flat is ideally located in the heart of Bexhill-on-Sea, just a short walk from the seafront and the iconic De La Warr Pavilion, making it perfectly positioned to enjoy the town's coastal lifestyle.

The property offers bright and well-proportioned accommodation throughout. A large lounge and dining area provides an excellent space for both relaxing and entertaining, benefiting from plenty of natural light which creates a warm and welcoming atmosphere.

The generous double bedroom overlooks the garden to the rear, offering a peaceful outlook and a comfortable retreat. The kitchen is a good size and includes the added benefit of a separate utility area, providing useful additional storage and practicality. The property also features a modern bathroom.

One of the most exceptional features of this flat is its rare private outdoor space, something seldom found in properties of this kind and location. The flat enjoys its own secluded area of decking along with access to a garden, offering a truly personal retreat. Whether you're looking to unwind, enjoy outdoor dining, or entertain guests during the warmer months, this exclusive space provides the perfect setting away from the bustle of everyday life.

The flat is presented in good condition throughout, allowing a buyer to move straight in with minimal work required.

Situated close to local shops, cafés, restaurants and convenient bus routes, the property also enjoys easy access to the town centre and seafront attractions.

Overall, this property would make an ideal first home, coastal retreat, or investment opportunity, combining generous internal space with rare outdoor features.





### Living Room

18'8" x 16'11" (5.69m x 5.16m)

### Kitchen

13'7" x 12'3" (4.14m x 3.73m)

### Utility Room

7'7" x 5'11" (2.31m x 1.80m)

### Bedroom

13'11" x 10'7" (4.24m x 3.23m)

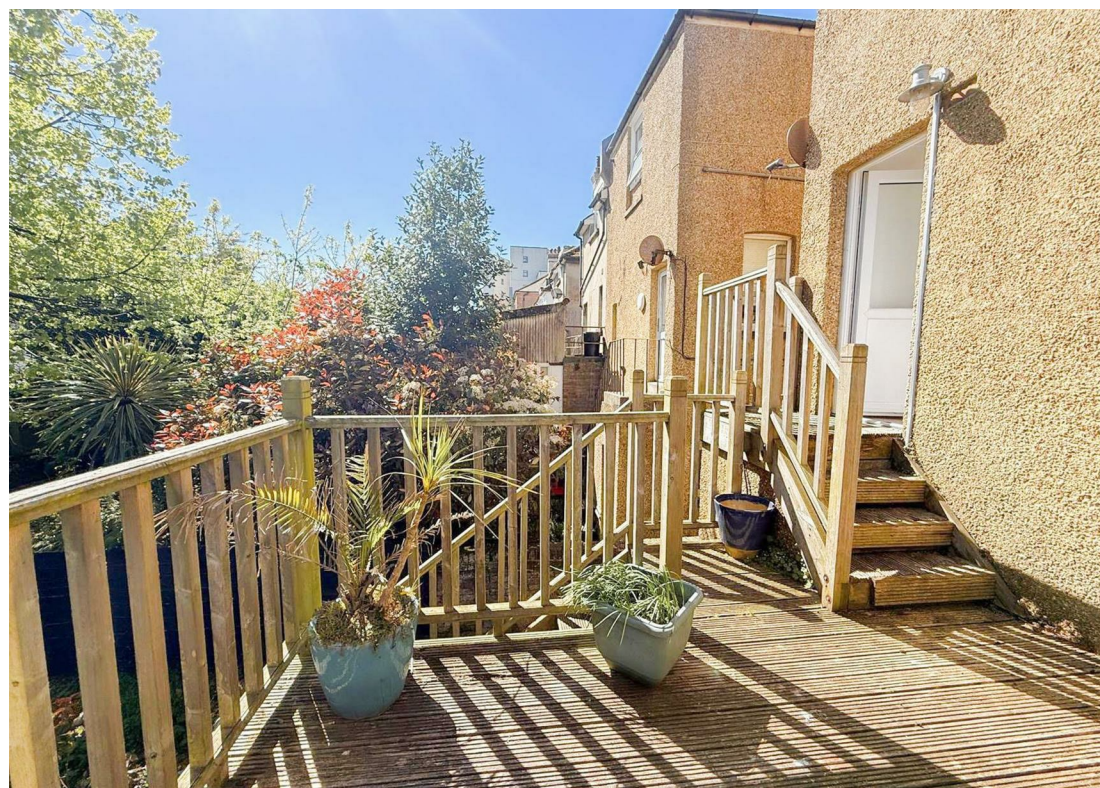
### Bathroom

7'11" x 7'5" (2.41m x 2.26m)

**Council Tax Band A - £1,800.63 Per Annum**

### Lease information

The seller advises that the property is offered as leasehold and has approximately 900 years remaining on the lease with a service charge of approximately £1000 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

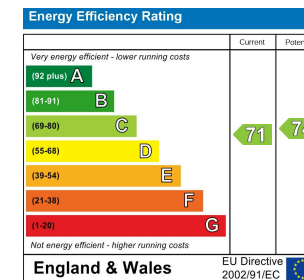
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## Area Map



## Energy Efficiency Graph



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