



OAKFIELD



Bolebrooke Road, Bexhill On Sea, TN40

Asking Price £110,000



## Bolebrooke Road, Bexhill On Sea, TN40

\*Now being sold as vacant possession,  
ideal for a first time buyer\*

Well presented second floor converted flat  
ideally situated in a popular and sought  
after position marketed only by Oakfield  
Estate Agents.

The property has been improved and  
modernised throughout and benefits from  
an open plan living room/kitchen with the  
kitchen benefitting from a range of wall  
mounted and matching base units with  
work surface over and built in oven, hob  
and washing machine. From the living room  
is a double bedroom with built in wardrobe  
and back from the entrance hall is a  
modern bathroom fitted with a three piece  
white suite and velux style window.

Convenient location for access to Bexhill  
seafront, town centre and other local  
amenities. Internal viewing is strongly  
recommended by sole agents. No onward  
chain.

This property has a potential rental yield of  
7.9% and rental return of £725 per month.





### **Kitchen/ Living Area**

11'05 x 16'02 (3.48m x 4.93m)

### **Bedroom**

16'03 x 9'10 (4.95m x 3.00m)

### **Bathroom**

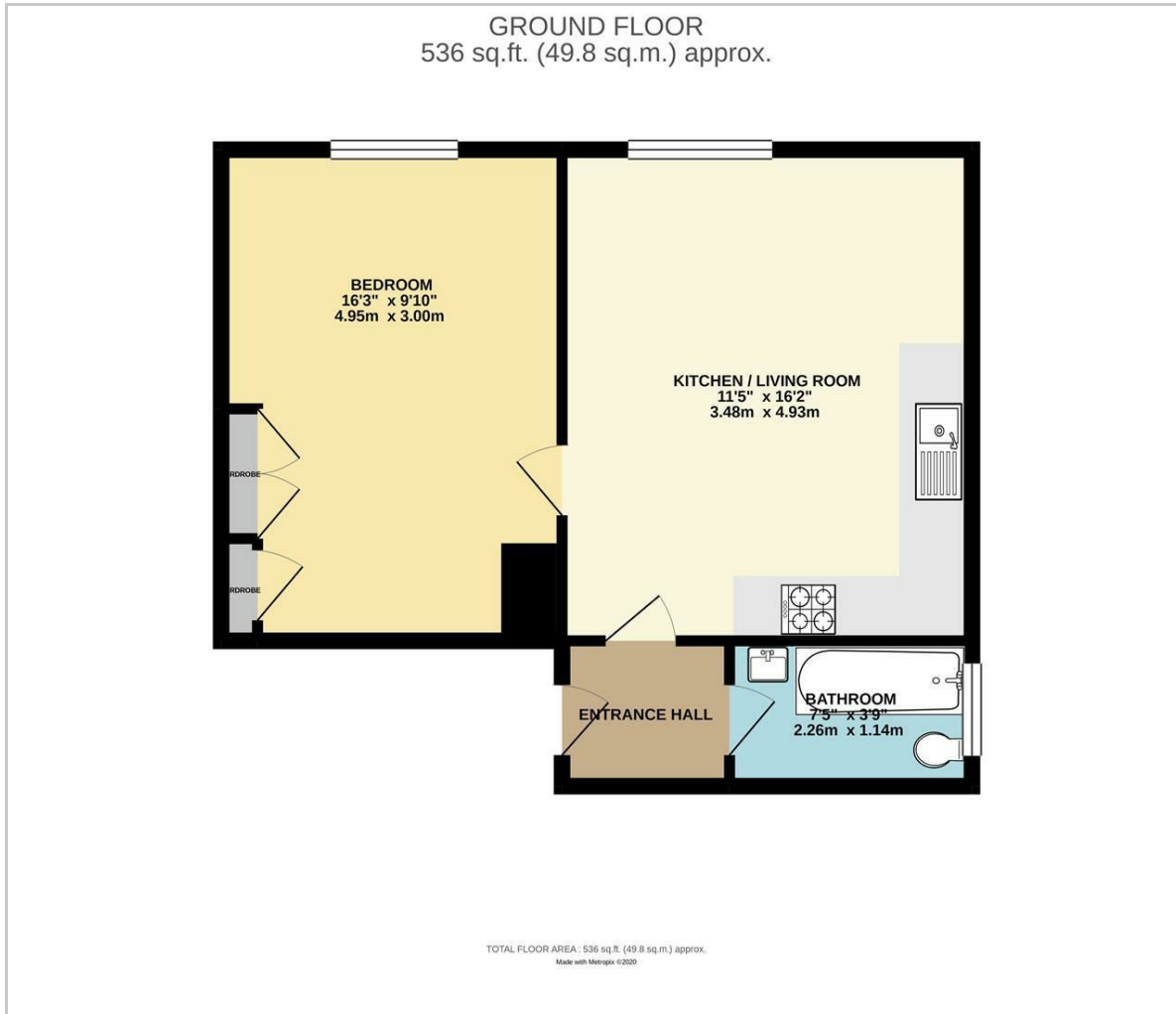
7'05 x 3'09 (2.26m x 1.14m)

### **Council Tax Band A**

### **Lease Information**

The seller advises that the property is offered as leasehold and has approximately 950 years on the lease. The service charge is £600per annum which includes the building insurance. 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.

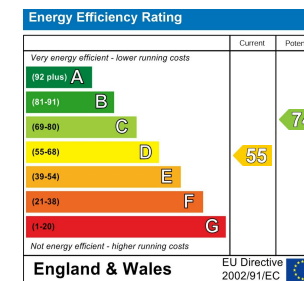
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## Area Map



## Energy Efficiency Graph



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