

OAKFIELD

Larkhill, Bexhill, TN40 1TX

Asking Price £215,000

2 1 1 C

Larkhill, Bexhill, TN40 1TX

Situated in the desirable residential area of Larkhill, this impressive two-bedroom first-floor flat offers an exceptional combination of space, comfort and convenience. Extending to approximately 915 sq ft, this is a particularly spacious home, with generously proportioned rooms throughout, creating a wonderful sense of light and space rarely found in many modern apartments.

From the moment you step inside, you are welcomed by a lovely sense of space, with a well-proportioned reception room providing the perfect setting for relaxing, entertaining friends or simply enjoying everyday life. There is plenty of room to create a comfortable lounge and dining area, making this a home that is as practical as it is inviting.

Both bedrooms are particularly generous in size, offering excellent flexibility for a main bedroom, guest room, home office or hobbies space. Whether you are a first-time buyer looking for somewhere special to call home, a couple seeking additional space or looking to downsize without compromising on room, this property has plenty to offer.

The bathroom benefits from the added comfort of underfloor heating, a lovely touch that brings a little extra luxury to your everyday routine.

A real bonus is the inclusion of a private garage, providing valuable off-road parking and additional storage, an increasingly desirable feature that further enhances the appeal of this lovely home.

Larkhill is a popular residential location, conveniently positioned for local shops, everyday amenities and transport connections, whilst also allowing you to enjoy everything Bexhill-on-Sea has to offer, including its seafront, town centre and beautiful coastal surroundings.

With its impressive 915 sq ft of accommodation, spacious rooms, two excellent bedrooms and the added benefit of a garage, this is a wonderful opportunity to secure a comfortable and inviting home in a sought-after part of Bexhill.

Early viewing is highly recommended.

























Living/Dining Room
16'6" x 13'7" (5.03m x 4.14m)

Kitchen
12'0" x 8'11" (3.66m x 2.72m)

Bedroom One
16'8" x 12'0" (5.08m x 3.66m)

Bedroom Two
15'3" x 12'6" (4.65m x 3.81m)

Bathroom

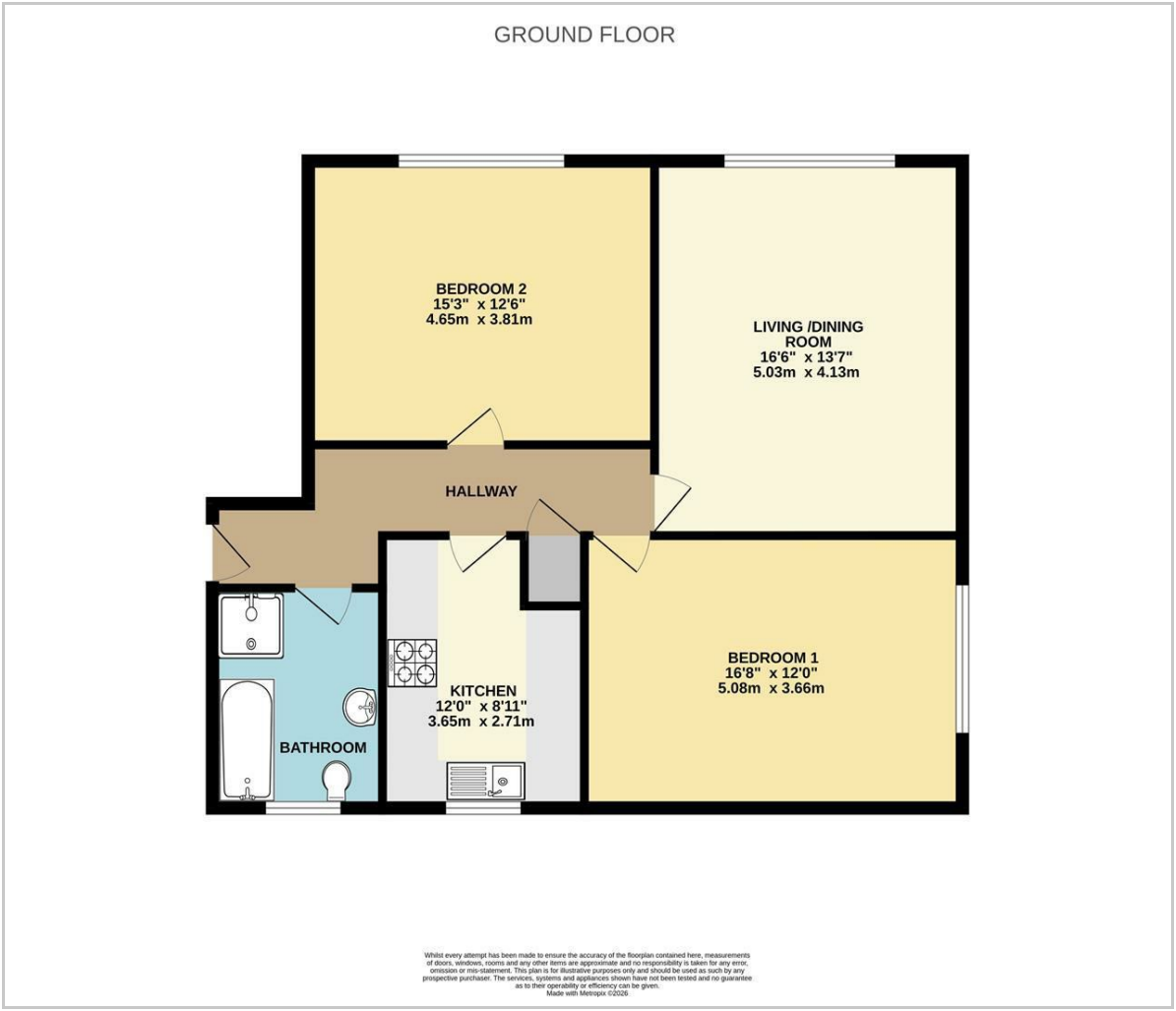
Council Tax Band C - £2,400.84 Per Annum

Lease Information
Lease: This property is offered as share of freehold and there is a 999 year lease, which was granted on 24th March 1973

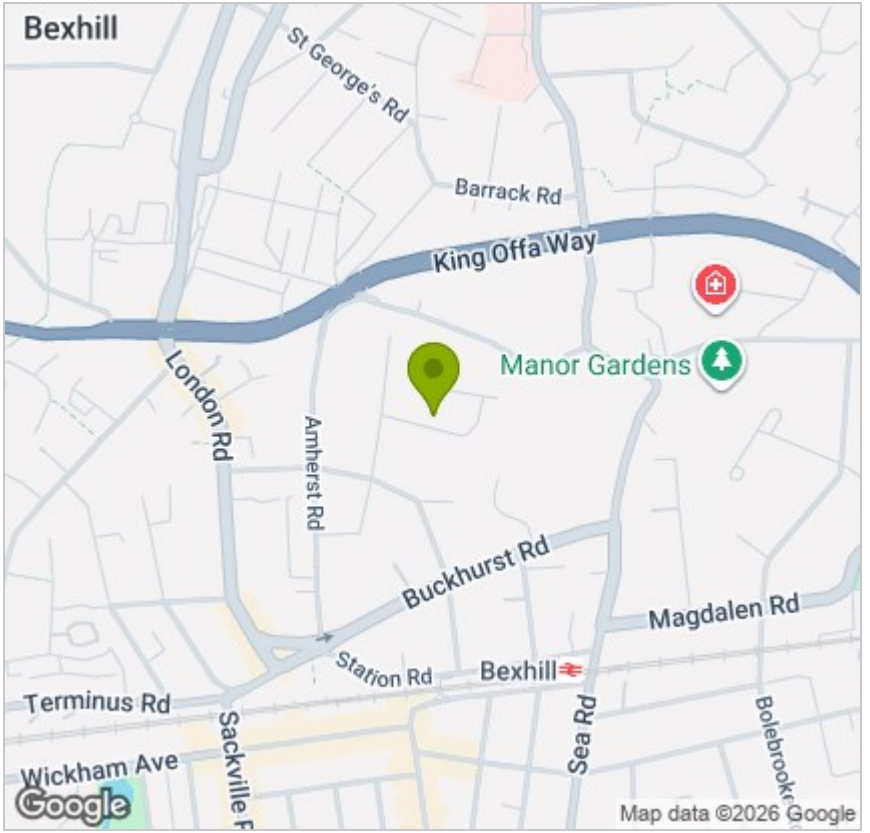
We have been advised that there is an annual ground rent of approximately £25 per annum.

The service charge is approximately £1,762.50, based on the latest statement provided for the period 1 July 2026 to 31 December 2026, which also includes all heating and hot water. The agent has not independently verified this figure or been provided with supporting confirmation documents. Buyers are therefore advised to seek confirmation of the current service charge and any associated costs through their solicitor as part of the conveyancing process.

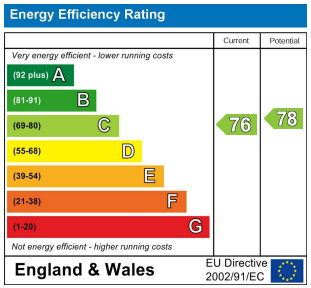
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL
Bexhill@oakfieldproperty.co.uk

01424 224700
www.oakfieldproperty.co.uk