



OAKFIELD



Albany Road, Bexhill-On-Sea, TN40 1BY

Price Guide £150,000



Albany Road, Bexhill-On-Sea, TN40 1BY

This chain-free two-bedroom second-floor flat is perfectly situated in the heart of Bexhill Town Centre, just a short walk from the iconic De La Warr Pavilion, the seafront, local shops, restaurants, and a wide range of amenities.

Accessed via a communal entrance, the front door to the flat is located on the first floor, with stairs leading to a split-level landing on the second floor. The accommodation briefly comprises a half landing with access to the bathroom, fitted with a white suite including a bath with shower attachment, wash hand basin, and WC. The wall-mounted boiler is also located here.

The main landing benefits from a useful fitted storage cupboard and provides access to the lounge, which features a built-in cupboard and shelving unit. A doorway and steps lead down into the kitchen, which is fitted with a range of wall and base units and includes a cooker and under-counter fridge.

There are two bedrooms, with the principal bedroom benefiting from a built-in storage cupboard.

Further benefits include gas central heating, double glazing, permit parking, and a highly convenient central location close to the seafront and the renowned De La Warr Pavilion. Offered to the market chain free, this property would make an ideal first-time purchase, investment opportunity, or seaside home.





Lounge

13'11" max x 13'1" max (4.24m max x 3.99m max)

Kitchen

10'2" x 5'2" (3.10m x 1.57m)

Bedroom One

13'11" max x 11'3" + recess (4.24m max x 3.43m + recess)



Bedroom Two

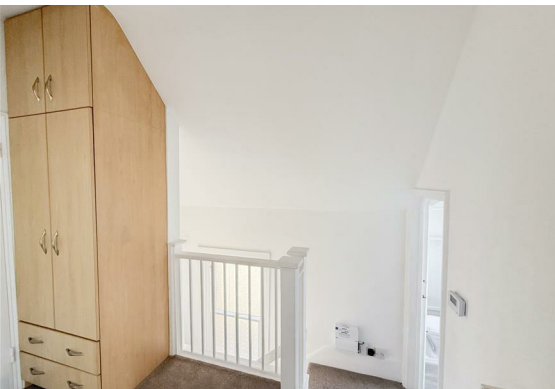
8'1" x 7'2" (2.46m x 2.18m)

Bathroom

Council Tax Band A - £1,800.63 Per Annum

Lease Information

The seller advises that the property is offered as leasehold with 140 years remaining on the lease. The service charge is approximately £1,500 per annum with no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



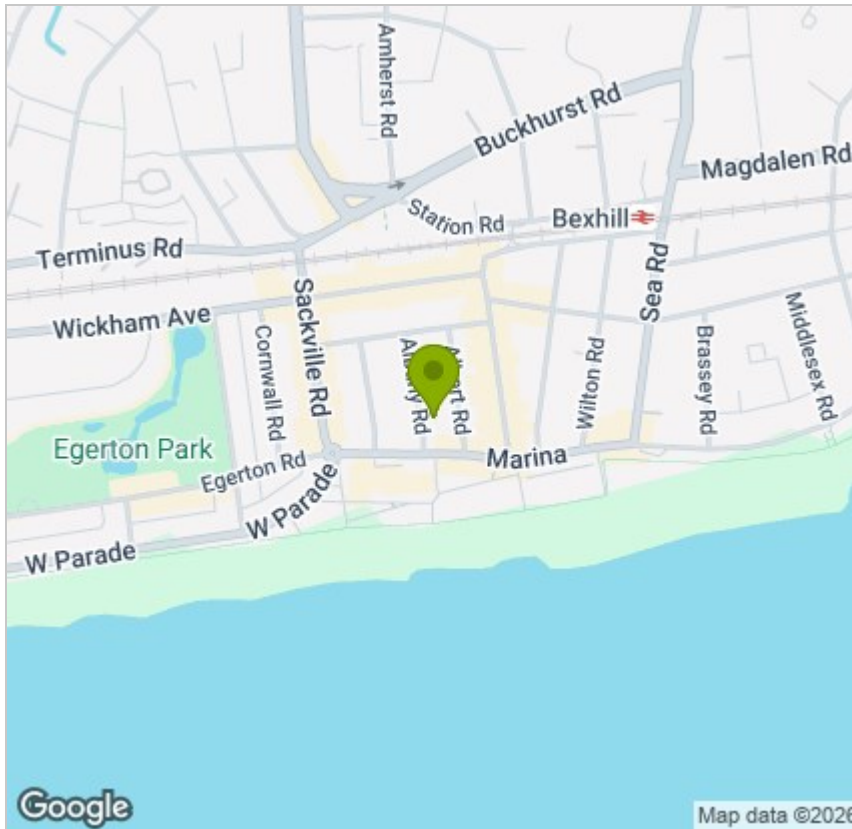
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	