



OAKFIELD



Albany Road, Bexhill-On-Sea TN40 1BY

Asking Price £170,000



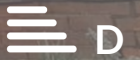
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## Albany Road, Bexhill-On-Sea TN40 1BY

Located in the heart of Bexhill, this spacious one-bedroom garden flat is just a short walk from both the seafront, the De La Warr Pavilion and the vibrant town centre, and with easy access to Bexhill train station, this home offers the perfect balance of peaceful living and urban amenities.

The property has it's own entrance into a spacious hallway. Entering the bright and generous bedroom the large bay-fronted windows bring natural light into the room, with it's original Victorian fireplace, adding a touch of character. The living room flows seamlessly into a bright conservatory.

Towards the rear of the flat, you will find a well-sized fitted kitchen, equipped with integrated cooking appliances, including an oven and hob, and ample space for a breakfast table.

A second hallway off the kitchen leads to a separate bathroom and WC, with additional storage space, including a cupboard with plumbing for a washing machine.

The apartment also benefits from both front and back gardens, providing outdoor space to unwind or enjoy the sunshine. Furthermore, a generous cellar offers great potential for extra storage.







### Lounge

17'0" x 13'1" (5.2 x 4.0)

### Kitchen

11'5" x 10'9" (3.5 x 3.3)

### Conservatory

9'10" x 10'2" (3.0 x 3.1)

### Bedroom

13'1" x 16'8" (4.0 x 5.1)

### Bathroom

7'10" x 4'11" (2.4 x 1.5)

### Cellar

9'2" x 5'6" (2.8 x 1.7)

**Council Tax Band - A £1,626 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 935 years remaining. The ground rent is £5. 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

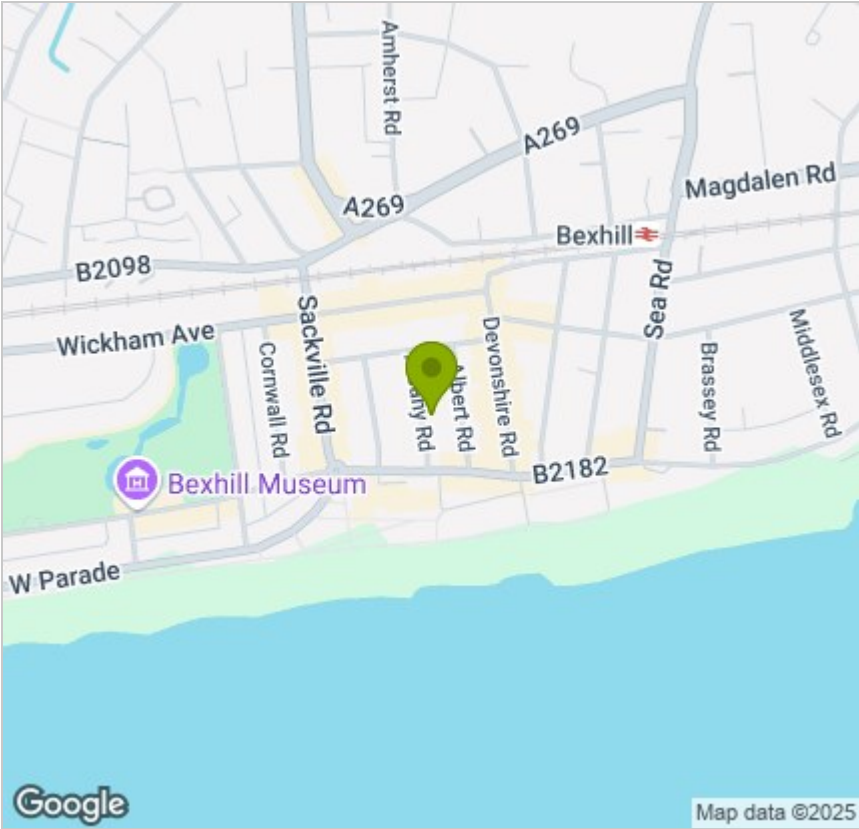


Viewing

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

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.

Area Map



Energy Efficiency Graph

