



Knole Road BEXHILL-ON-SEA TN40 1LQ

£200,000

A one bedroom, two reception room second floor sea front flat served by a passenger lift. Features of the property include balcony with views of the sea, Eastbourne and Beachy Head, partial double glazing and with the potential to be converted back to a two bedroom flat. EPC Rating - D

Entrance Hall

Communal entrance door with stairs or passenger lift leading to second floor landing, private front door leading to private entrance hall with security intercom phone, storage cupboards accessed via double doors, door to airing cupboard with shelving, smaller storage cupboards with built in shelving and night storage heater, door to dining room.

Sitting Room

4.28m x 3.28m (14' 1" x 10' 9") With wall mounted electric heater, TV point, two double glazed windows with sea views.

Dining Room

3.41m x 3.05m (11' 2" x 10' 0") With concealed night storage heater, built in storage cupboard with shelving, sash window with outlook to the sea double glazed door leading onto the private balcony. (please note this room was originally the kitchen thus still has the plumbing available)

Balcony

Particularly attractive with ornate metal railings and enjoying panoramic views of the sea with Beachy Head one way and Hastings Pier the other.

Kitchen

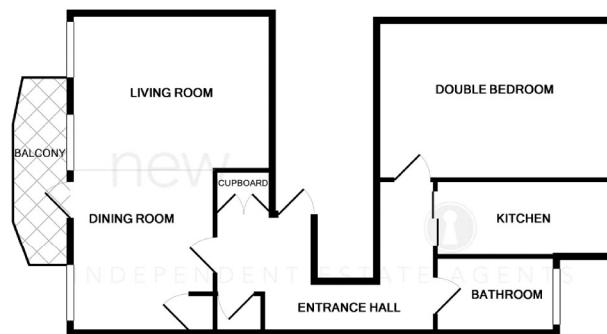
3.71m x 1.68m (12' 2" x 5' 6") With range of units comprising single drainer sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in and concealed fridge/freezer, built in cooker with electric hob and concealed extractor fan over, washing machine included, night storage heater, double glazed window with outlook over the bowling green to the rear.

Double Bedroom

4.95m x 3.33m (16' 3" x 10' 11") with night storage heater and large double glazed window with outlook over the bowling green to the rear.

Bathroom

With white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC with storage behind, chrome ladder radiator, part tiling to walls, frosted glass window.



TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Proceed from our office down to the seafront bear left into the Marina, then continue into De La Warr Parade where Newdigate House can be found on the seafront. The entrance to Newdigate house is to the rear of the property on Knole Road.

NB - We have been advised by the vendor the property is to be sold with a share of the freehold and the last quarterly maintenance bill was £577. The property will be offered with an extended 99 year lease.

Council Tax Band - B

