



## Flat 5, Bankside Court, Bancroft Road, Bexhill-On-Sea, TN39 4AG

A WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT FORMING PART OF THIS MODERN PURPOSE BUILT BLOCK IN BEXHILL, IDEALLY SITUATED WITHIN WALKING DISTANCE OF ST. GEORGES ROAD RECREATION PARK AND CLOSE TO BEXHILL DOWN PARK & GARDENS, LOCAL BUS SERVICES AS WELL AS BEXHILL TOWN CENTRE, SEAFRONT, TRAIN STATION AND THE ICONIC DE LA WARR PAVILION.

The property provides accommodation to include a 16'3 x 10'10 dual aspect living room with dining area, an open plan kitchen, a double bedroom as well as a re-fitted shower room/w.c with walk-in double shower cubicle. There is also a loft space with the flat and private parking directly outside.

Further benefits include electric panel heating and the flat is available CHAIN FREE. We are advised that there is a 999 year Lease from June 1989 and the service charge is £800 plus a buildings insurance contribution of £267.30. Viewing is considered essential to appreciate this lovely flat with Sole agent, Charles & Co.

**Price £137,500**

# Flat 5, Bankside Court, Bancroft Road, Bexhill-On-Sea, TN39 4AG



- One Bedroom First Floor Flat
- Immaculately Presented
- Double Bedroom
- Popular Purpose Built Block
- Open Plan Lounge/Kitchen
- Parking Space & Long Lease
- Central Bexhill Location
- Re-Fitted Shower Room/W.C
- Available CHAIN FREE

## Communal Entrance Hall

### Entrance Hall

### Living Room

16'3 x 10'10 (4.95m x 3.30m)

### Kitchen

9'7 x 5'5 (2.92m x 1.65m)

### Bedroom

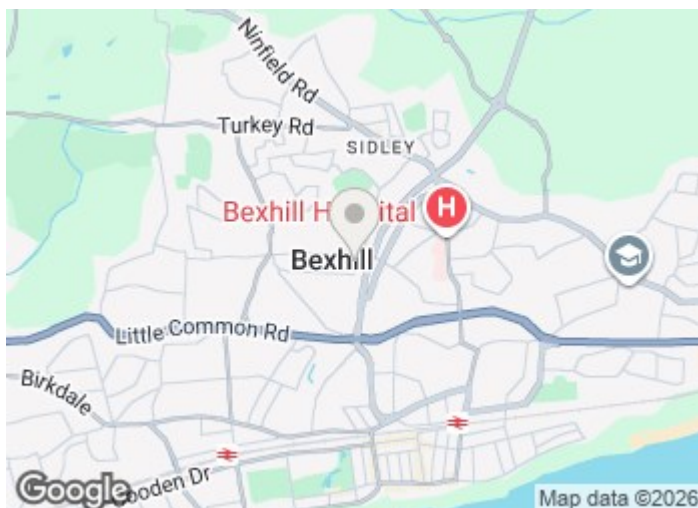
9'10 x 9'10 (3.00m x 3.00m)

### Shower Room/W.C

7'0 x 6'0 (2.13m x 1.83m)

### Outside

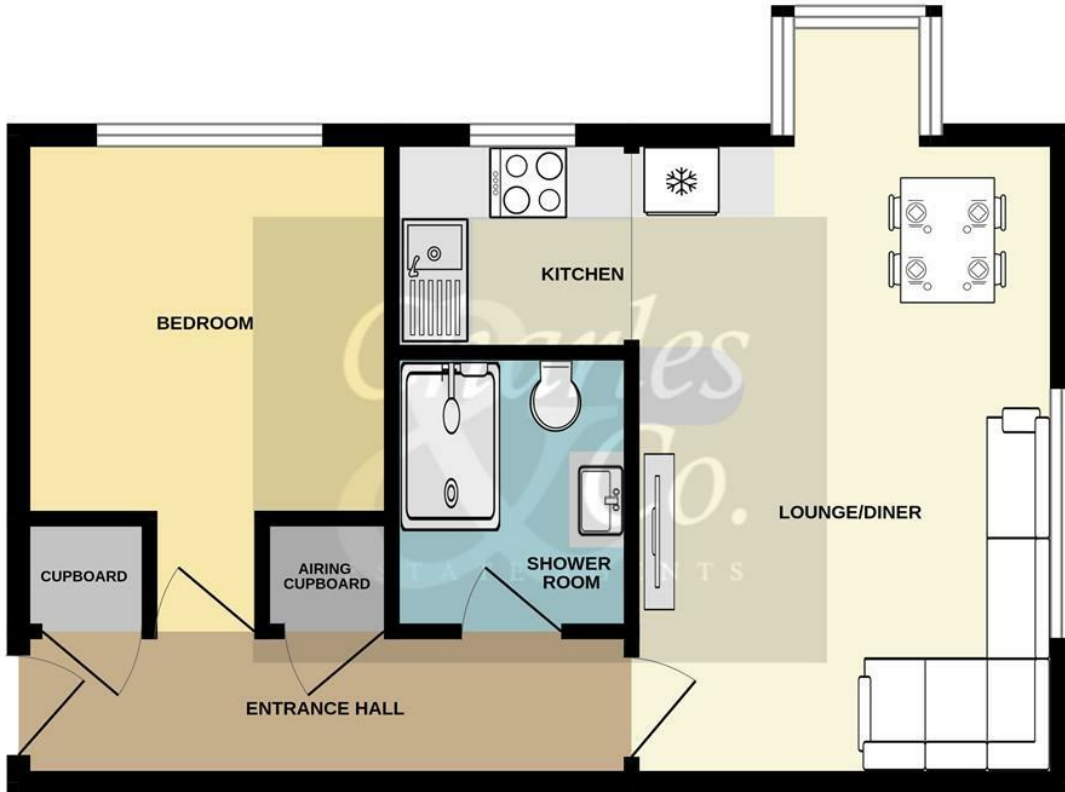
### Parking Space





# Floor Plan

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



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

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	