



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

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- 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

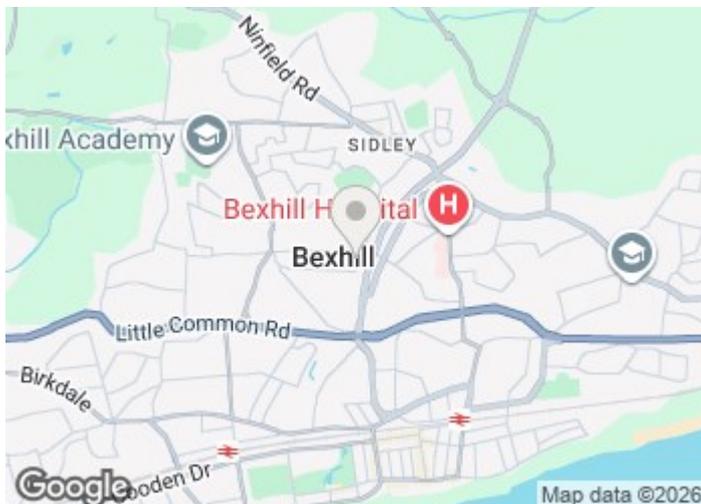
9'10 x 9'10 (3.00m x 3.00m)

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.
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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			
England & Wales		EU Directive 2002/91/EC	