



Sea Road  
Bexhill-On-Sea, TN40 1JL

Guide price £350,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales

## Sea Road, Bexhill-On-Sea, TN40 1JL

Trent House is situated in the heart of Bexhill with views from the living room balcony of the impressive De La Warr pavilion to your West, the sailing club opposite and East towards Hastings. You are a short walk from Bexhill station with mainline trains to London Victoria and Gatwick airport and equi-distance to Bexhill town centre, offering eateries, cafes and local stores.

Located on the 2nd floor, the home is naturally beautifully lit, generously proportioned 2nd Floor Apartment which has been sensitively renovated meaning you literally have to drop your bags and you are in!

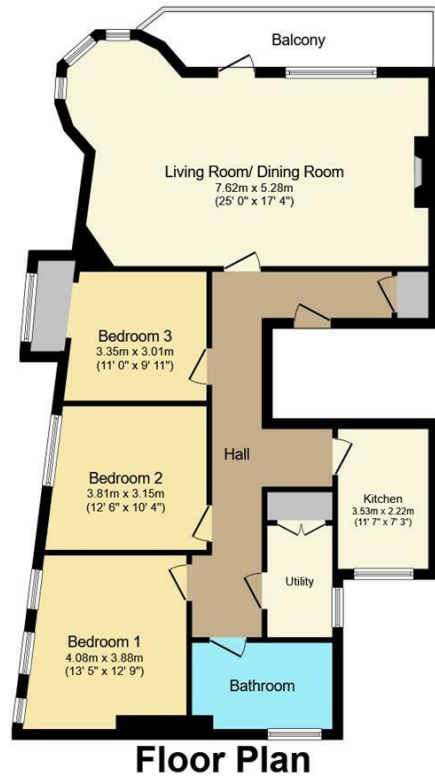
The entrance hallway has a storage cupboard and leads onto the large living/dining space. The Art Deco curved window in the east corner is the perfect spot for the dining area giving you triple aspect views. The rest of the living room is generously proportioned and has the original fireplace, and access to your private balcony for cup of coffee in the morning to watch the sunrise, or a glass of wine on a summer evening watching some magnificent sunsets!

The three bedrooms are all on the East side of the building all with generous light and views of the sea. The bathroom is newly tiled with a beautiful claw footed roll top bath and wall mounted shower with "rain effect" shower head.

The brand new kitchen contains all integrated appliances including a slimline dishwasher, fridge/freezer, electric oven and mount gas hob with fitted extractor hood.

- EPC D
- Council Tax A
- Chain Free
- Stunning Coastal Views
- Service Charge £415 Per Quarter
- Share Of Freehold
- Three Bedrooms
- Private Balcony
- 156 year lease from 2010
- £0 Ground Rent





Total floor area 96.5 m<sup>2</sup> (1,038 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	<b>England &amp; Wales</b>
		68	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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