

45 Duke Street
Bexhill-On-Sea, TN39 4JG

£210,000



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Phil Hall Estate Agents are delighted to offer for sale this exceptionally well-presented, light and airy two-bedroom first-floor purpose-built apartment, ideally situated in a popular and peaceful residential area of Bexhill-on-Sea, conveniently located within easy reach of local amenities, transport links and everyday conveniences. This bright and spacious apartment would make an ideal purchase for a variety of buyers, including first-time buyers, downsizers or those seeking a well-located coastal home.

The property is accessed via well-maintained communal areas, with a communal staircase leading to the first floor. The apartment's private entrance opens into a welcoming entrance hall which provides access to all accommodation and offers a practical and well-laid-out flow throughout the home.

The spacious living room/dining room is a standout feature, benefitting from a rare triple-aspect design with windows to the front and both sides. This allows an abundance of natural light to flood the room throughout the day, creating a bright and inviting atmosphere. The generous proportions comfortably accommodate a full range of living and dining furniture, making it an ideal space for both everyday living and entertaining.

Located to the rear of the apartment is the modern, well-appointed kitchen. It is fitted with a range of wall-mounted and matching base units with work surfaces over, incorporating a built-in oven, gas hob and extractor hood. The kitchen offers excellent practicality, with ample space for a washing machine, dishwasher, fridge/freezer and even a wine cooler. This double-aspect room features windows to both the side and rear, enjoying elevated views and plenty of natural light.

Both bedrooms are well-proportioned double rooms, providing comfortable and versatile accommodation. The principal bedroom further benefits from a walk-in wardrobe, offering excellent storage. The accommodation is completed by a separate modern bathroom.





LOCATION, LOCATION, LOCATION

Duke Street is situated in a highly regarded and peaceful residential area of Bexhill-on-Sea, known for its quiet surroundings while remaining conveniently close to a wide range of local amenities. The location offers the perfect balance between tranquillity and accessibility, making it ideal for a variety of buyers.

Bexhill town centre is within easy reach, providing an excellent selection of shops, cafés, restaurants and supermarkets, along with leisure facilities and the popular seafront promenade. The area is well served by public transport, with Bexhill railway station offering regular services to Eastbourne, Hastings and London, while nearby road links provide straightforward access to surrounding towns and villages.

Overall, Duke Street offers a quiet yet convenient setting, perfectly placed to enjoy all that Bexhill-on-Sea has to offer.

Entrance Hall

Living Room/Dining Room

16'01 x 12'00 (4.90m x 3.66m)

Kitchen

11'06 x 10'06 (3.51m x 3.20m)

Bedroom One

13'08 x 11'11 (4.17m x 3.63m)

Walk in Wardrobe

6'04 x 3'04 (1.93m x 1.02m)

Bedroom Two

11'01 x 9'07 (3.38m x 2.92m)

Shower Room

6'09 x 6'04 (2.06m x 1.93m)

Outside

Externally, the property enjoys access to well-maintained communal gardens which are predominantly laid to lawn, providing an attractive outdoor space for residents. The apartment also benefits from a garage, adding valuable storage and parking convenience.

Garage

Lease Information

We have been advised that the property is share of freehold and that there is approx 937 years remaining on the lease, service charge £1050 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



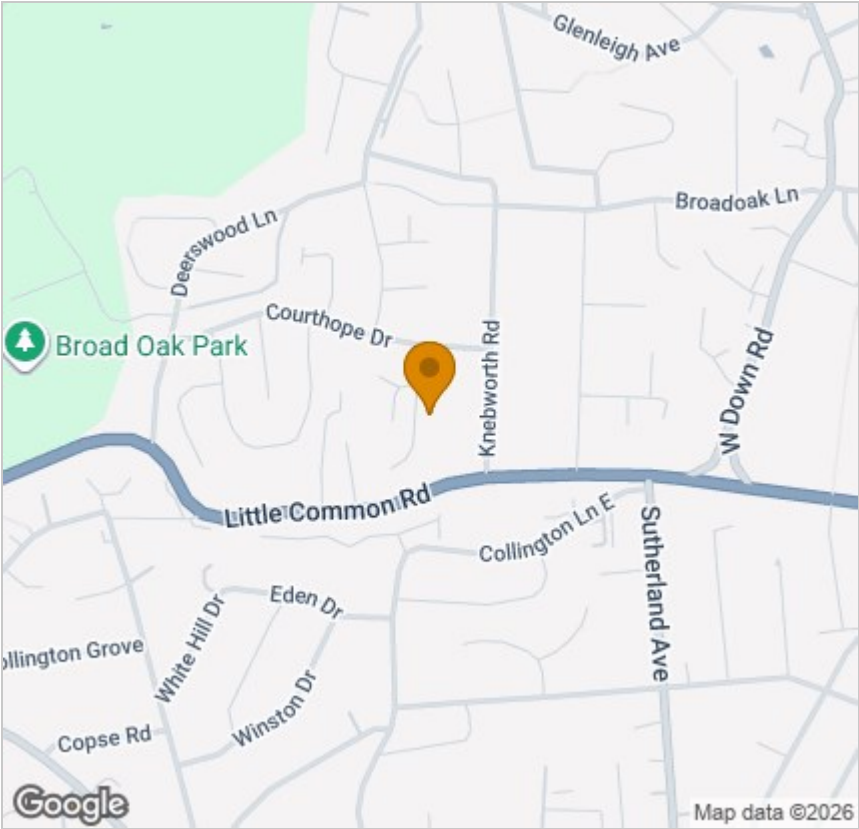
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 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.

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Area Map



Energy Efficiency Graph

