



23 Colebrooke Road, Bexhill-on-Sea, TN39 3PZ

Offers In Excess Of £220,000

Maltbys are delighted to bring to the market this first floor two bedroom flat which occupies the complete first floor of this pretty Victorian converted house, and within a quiet residential area of Bexhill, yet within walking distance of the town centre, train station and other local amenities. On street parking.

Entering through the front garden, steps to entrance porch and private front door.

Stairs to spacious landing, storage cupboard, access to loft space (not inspected by agent).

Entering into the spacious kitchen, with peninsular island, and dining space with feature fireplace. Two generous pantry cupboards. Fitted white base units, stainless steel sink with drainer, space for fridge/freezer, dishwasher and washing machine. Fitted worktops. Worcester gas fired combination boiler. Double glazed window to rear.

Sitting room to front with Bay window, radiator.

Bedroom 1 to the rear of the property, garden views, floor to ceiling fitted wardrobes with mirror frontage, radiator double glazed window.

Bedroom 2 to the front of the property, feature fireplace, fitted cupboard, radiator, double glazed window.

Steps down to family bathroom, bath with glass shower screen, shower attachments from mains water source. Wash and basin, WC in alcove, radiator, two double glazed windows, one Sahs window, tiled wall and floor.

The property is of good proportions, but would benefit from aesthetic modernisation and improvement.

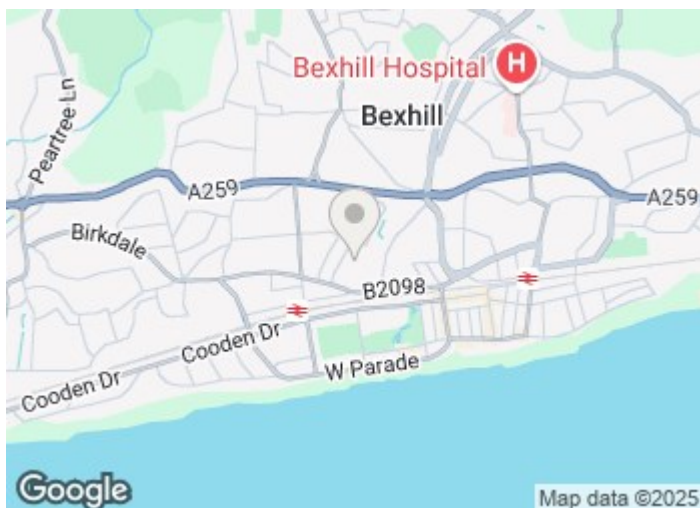
To be sold with 50% Share of Freehold.

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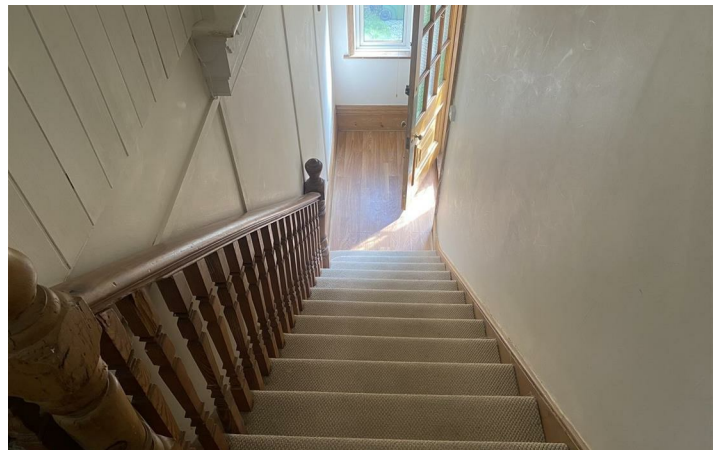


- Two bedroom first floor converted Flat
- Large sitting room with bay-window
- Ideal investment / first time buyer opportunity
- Many original features throughout
- Quiet residential area
- Share of Freehold
- Kitchen/ Dining room
- No on-ward chain
- Long Lease

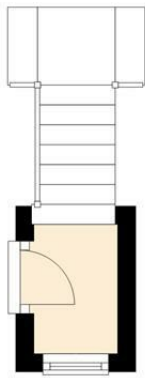


[Directions](#)

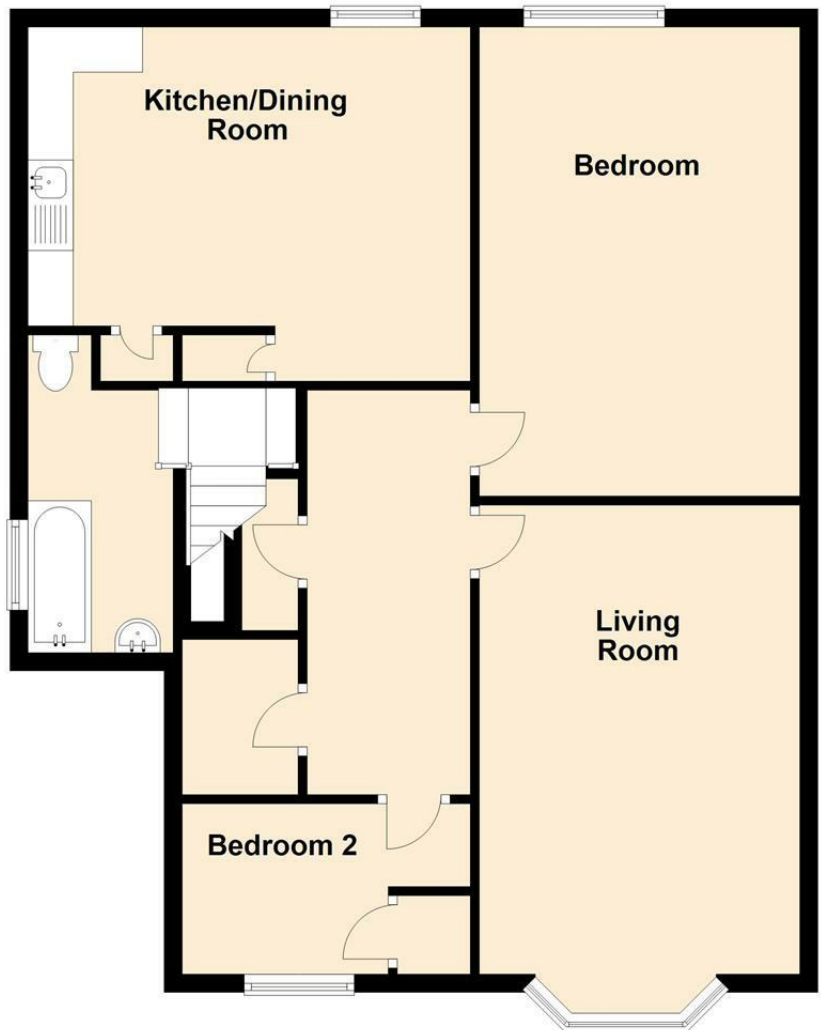
Tel: 01424 730678



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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.

57 St Leonards Road, Bexhill-On-Sea, TN40 1JA

Tel: 01424 730678 | Email: info@maltbys.uk

www.maltbys.uk