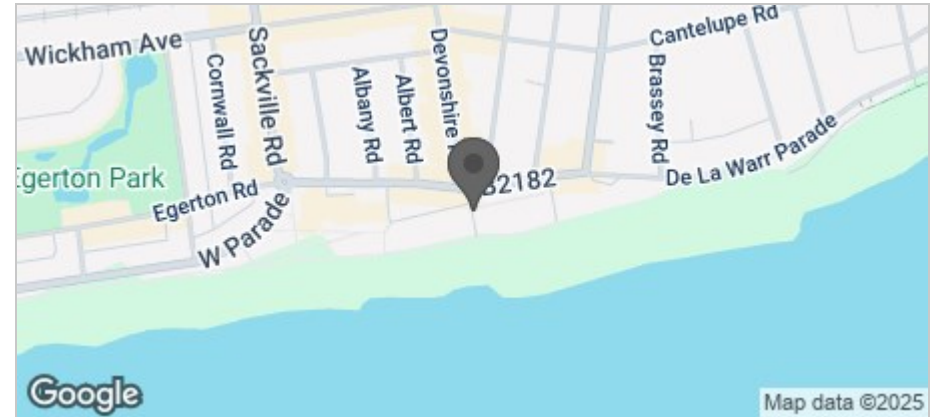




Old Waterfront Club 2 Marina, Bexhill On Sea, TN40 1FQ

- Seafront Location
- 2 x Three-Bed Maisonettes
- Newly Refurbished
- Close to Local Amenities
- Mixed Use
- Ground Floor Commercial Unit
- Freehold Investment
- Tenants in Situ



Freehold investment situated in a PRIME SEAFRONT location. This beachfront property is located directly between the Town Centre and Seafront, adjacent to Devonshire Road which is the town's main high street. To the south of the building is a restaurant occupying the ground floor and basement with outdoor seating leading straight onto the promenade. The restaurant is let to a well established business on a 15 year lease for £50,000 pa. Behind the restaurant are two newly converted modern 3/4 bedroom masionettes. These unique apartments are currently let for £1,750 pcm and £1,800 pcm. There is also potential to build an additional apartment above (subject to planning approval), plans have been drawn up and are available to review on request. This is a unique investment opportunity with vast potential - early viewing is recommended to avoid disappointment!



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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