



## 31B Sackville Road, Bexhill-On-Sea, TN39 3JD

**£250,000**

Maltbys are delighted to present a recently refurbished Three Bedroom Maisonette in Bexhill Town Centre. The property has been finished to a high standard and was granted a new 125 year lease, it has a rental value of £1350 pcm making it an excellent investment.

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£250,000



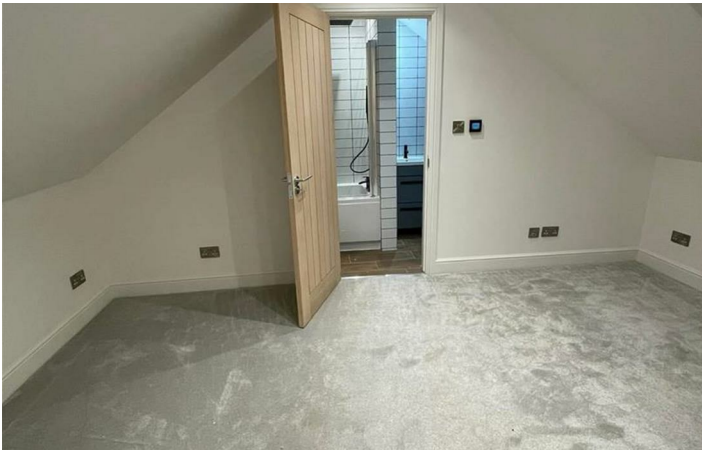
- Three Bedrooms
- Recently Refurbished
- 125 Year Lease
- Town Centre Location
- Two Bathrooms
- Accommodation over 2 Floors

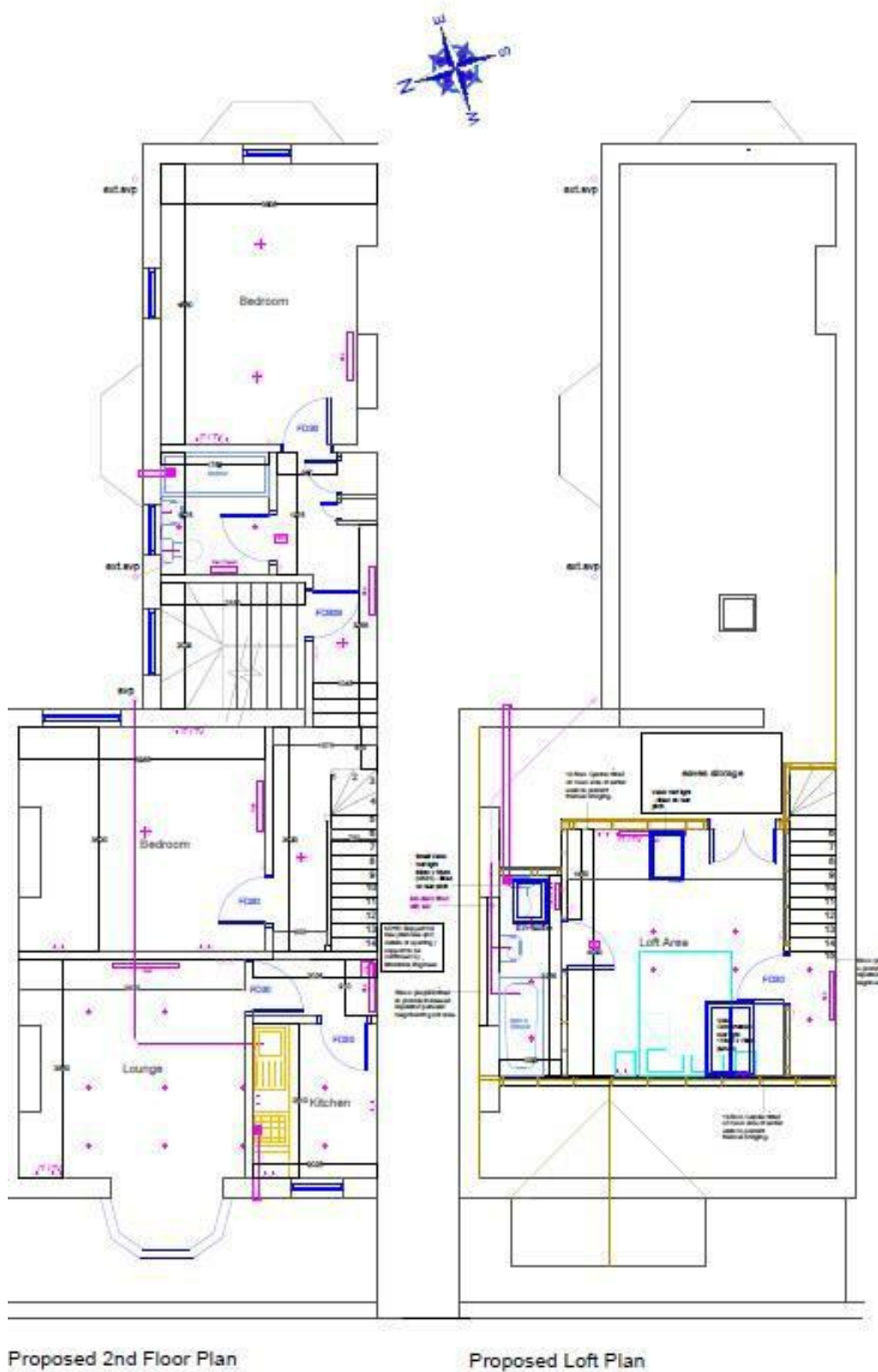


Directions

Tel: 01424 730678







Proposed 2nd Floor Plan

Proposed Loft Plan

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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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