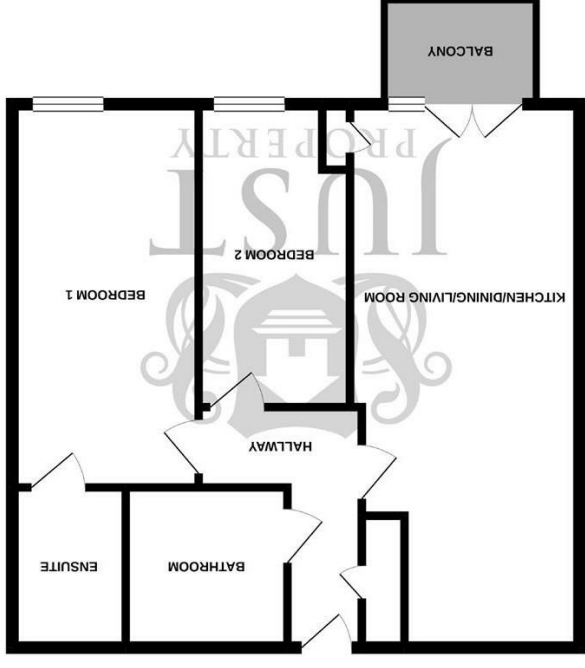


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(11-20)
F	(21-30)
E	(39-54)
D	(55-69)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
84	84



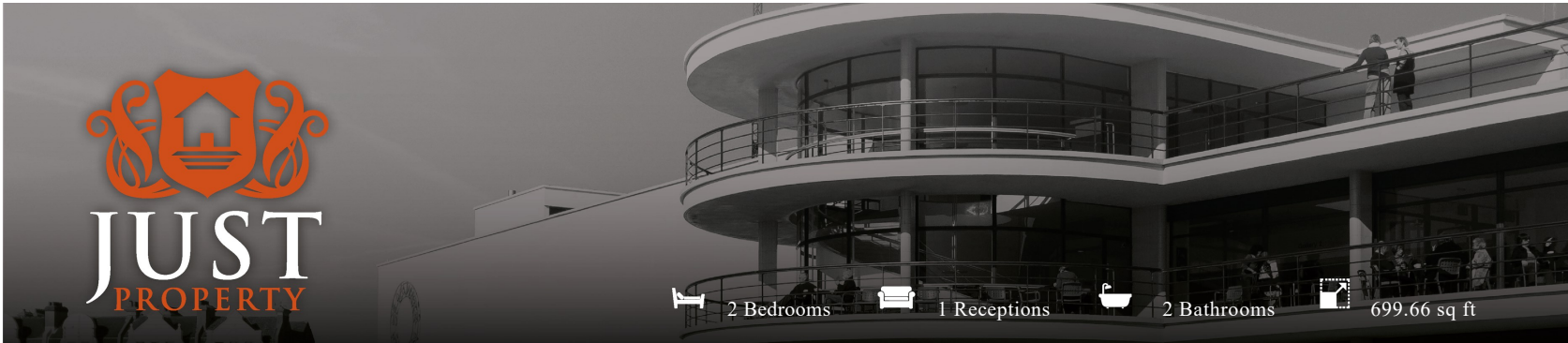
SECOND FLOOR



# FLOORPLANS

16 Brooklands House Brooklands Road, Bexhill On Sea, TN39 4FR

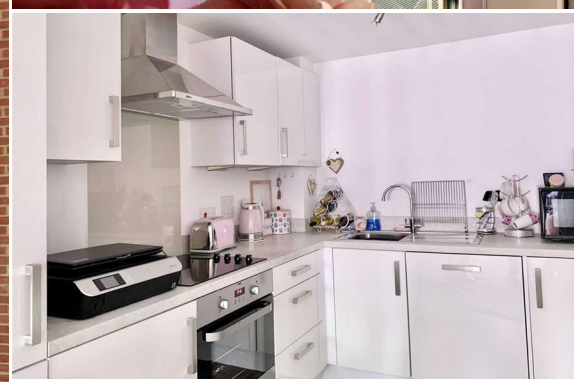
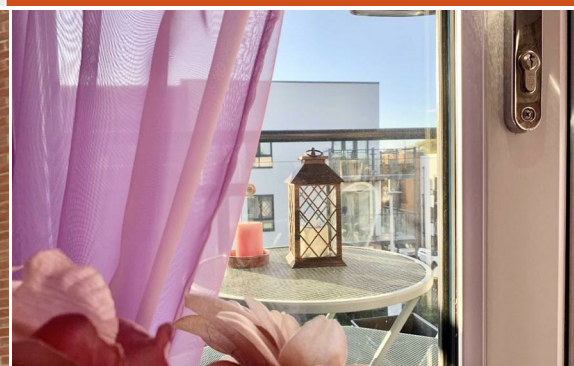
www.justproperty.net



2 Bedrooms 1 Receptions 2 Bathrooms 699.66 sq ft

Leasehold  
£220,000

16 Brooklands House Brooklands Road, Bexhill On Sea, TN39 4FR





## PROPERTY DETAILS

### CHAIN FREE

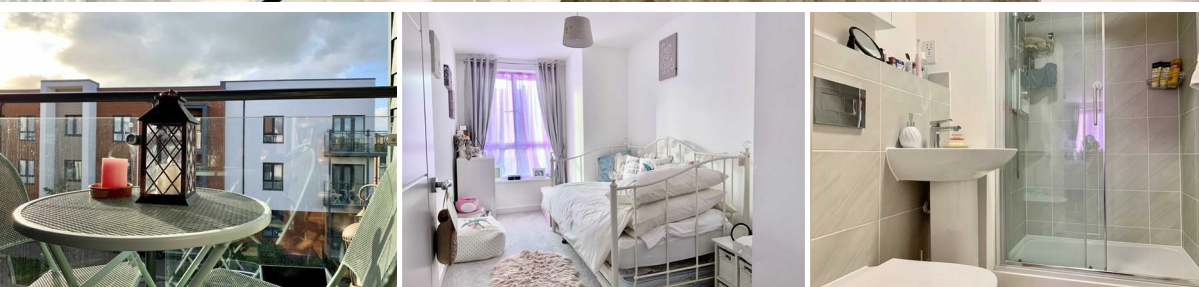
Nestled in the charming Brooklands Road, Bexhill On Sea, this stunning two-bedroom apartment is a true gem waiting to be discovered. Boasting a modern design and completed in 2020, this second-floor apartment offers a perfect blend of style and comfort.

As you step into this immaculate property, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The apartment features two cosy bedrooms, providing ample space for a small family, guests, or even a home office. There is also a BALCONY which can be enjoyed.

Spanning 700 square feet, this purpose-built apartment offers a comfortable living space with room to breathe. The property is part of a sought-after residential development in West Bexhill, ensuring a peaceful and friendly neighbourhood to call home.

This property falls under Council Tax Band C. Additionally, with a 10-year new build guarantee, you can rest easy knowing that your new home is built to last. We have been advised that the property comes with a circa 121 year lease. The service charges are approximately £1,650 per annum alongside the ground rent which is £200 per annum.

Just Property highly recommend an internal inspection to avoid disappointment as properties in this development are highly sought after. Viewing strictly by appointment only.



## ROOM DIMENSIONS

Communal Hallway

Entrance Hall

Kitchen/Dining/Living Area  
25'3" x 10'8" (7.70 x 3.25)

Bedroom One  
17'10" x 8'8" (5.44 x 2.64)

En Suite Shower Room

Bedroom Two  
14'1" x 7'0" (4.29 x 2.13)

Family Bathroom

Balcony

Allocated Parking Space

Communal Gardens

## FEATURES

- Top Floor Apartment
- Immaculate Throughout
- Two Bedrooms
- Balcony
- Modern Fitted Kitchen
- En Suite Shower Room
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens

