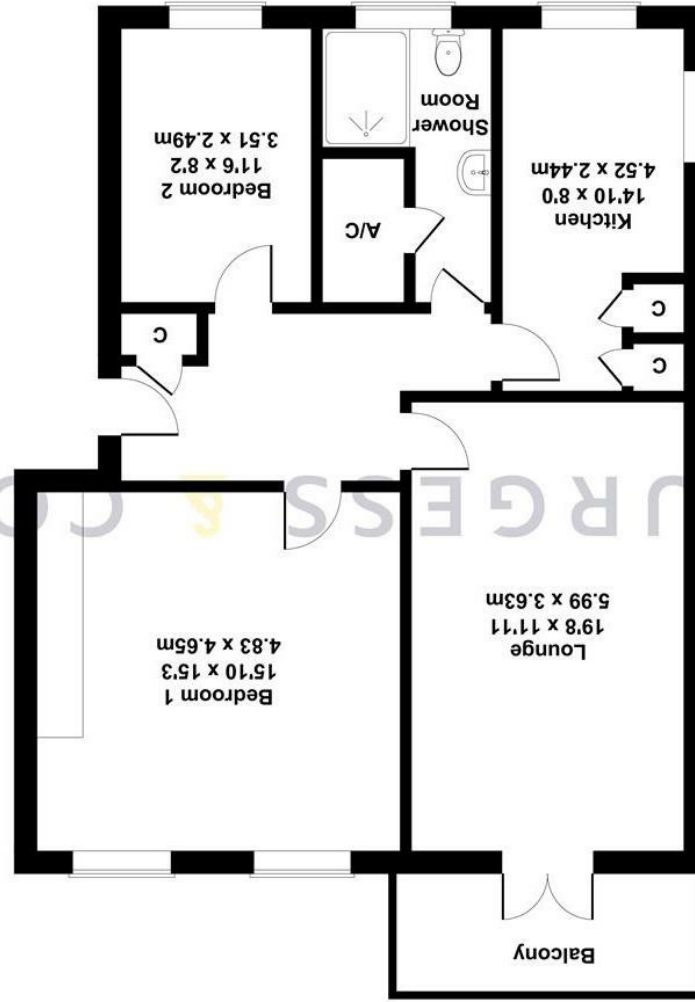




Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Georgian Close  
Approximate Gross Internal Area  
945 sq ft - 88 sq m

BURGESS & CO.  
01424 222255

6 Georgian Close, Bexhill-On-Sea, TN40 2NN

Offers Over  
£180,000 Leasehold



**01424 222255**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to offer for sale this beautifully presented two bedroom purpose built top floor flat, situated in a popular residential area being within walking distance of popular schools, Bexhill College and bus services. Ravenside Retail Park is within a mile away with amenities & shops as well as Bexhill Old Town and Town Centre with its shops, restaurants, mainline railway station, seafront and iconic De La Warr Pavilion. The accommodation comprises entrance hall, spacious living room, fitted kitchen, two double bedrooms and a fitted shower room/w.c. Further benefits include double glazing, electric central heating system, a private south facing balcony and communal garden. Viewing is considered essential to appreciate the size and quality of this lovely property.

**Communal Entrance Hall**

Stairs to

**Top Floor Landing**

With private front door to

**Entrance Hall**

With entry-phone system, radiator, original wood flooring, feature shelving area, large storage cupboard, access to loft space being partly boarded.

**Living Room**

19'8 x 11'11

With three radiators, feature fireplace with mantel piece & surround, original wood flooring, four wall lights, single hatch with shelf to kitchen, double glazed window & door to Balcony enjoying a southerly aspect to the front.

**Kitchen**

14'10 x 8'0

Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit with mixer tap, fitted electric hob with extractor hood over, fitted electric double oven, tiled splashbacks, space for fridge/freezer,

space & plumbing for washing machine & tumble dryer, two storage cupboards, double glazed window to the rear, double glazed frosted window to the side.

**Bedroom One**

15'10 x 15'3

With radiator, original wood flooring, fitted wardrobes, two double glazed windows to the front.

**Bedroom Two**

11'6 x 8'2

With radiator, original wood flooring, double glazed window to the rear.

**Shower Room**

Comprising shower cubicle with electric shower, low level w.c. vanity unit with inset wash hand basin with mixer tap, wall mounted vanity mirror with storage, wall mounted storage cupboard, inset ceiling spotlights, airing cupboard with tank, tiled walls, double glazed frosted window to the rear.

**Outside**

There are communal gardens to the front.

**NB**

There is the remainder of a 999 year Lease from 29 September 1960. We have been advised that the service charges are approximately £1,900 per annum to include fire alarm, communal lighting and gardens. The ground rent is £200 per annum. Council tax band: B

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>21</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

