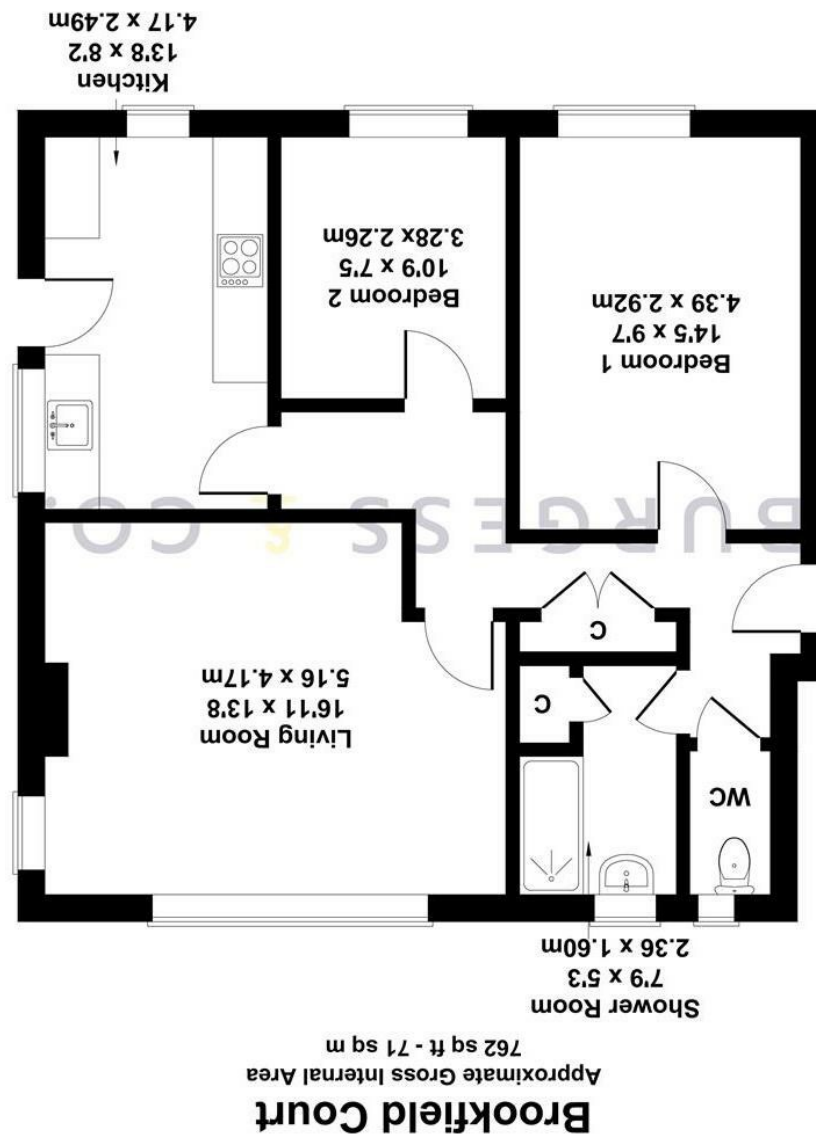


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Not to Scale. Produced by The Plan Portal 2023



BURGESS & CO.
01424 222255

12 Brookfield Court, Lionel Road, Bexhill-On-Sea, TN40 1NT

£225,000 Leasehold -
Share of Freehold



01424 222255

Burgess & Co are extremely proud to offer this newly modernised two bedroom ground floor apartment, ideally located within close walking distance to the town centre with its array of amenities, shopping facilities, mainline railway station and the seafront. The accommodation comprises large entrance hall, large living room, modern fitted kitchen, two double bedrooms, modern fitted bathroom and separate WC. Further benefits include gas central heating, double glazing, an immaculate standard throughout and a SHARE OF THE FREEHOLD. This is a must see property to appreciate size and quality. Viewing highly recommended by vendors sole agents.

Entrance Hall

With entry-phone system, storage cupboard, thermostat, radiator.

Living Room

16'11 x 13'8
With radiator, double glazed window to the side & rear.

Kitchen

13'8 x 8'2
Comprising matching range of wall & base units, worksurfaces, inset 1 & 1/2 bowl sink with gold tap, fitted electric hob with extractor hood over, fitted Candy oven, integrated washing machine, fridge & freezer, pull out bin storage, gas meter, Alpha combi boiler, double glazed window to the front & side, double glazed door to the side.

Bedroom One

14'5 x 9'7
With radiator, double glazed window to the front.

Bedroom Two

10'9 x 7'5
With radiator, double glazed window to the front.

Shower Room

7'9 x 5'3
Comprising walk-in shower cubicle with matt black waterfall shower head & attachment, vanity unit with inset wash hand basin with matt black taps, matt black heated towel radiator, tiled floor, partly tiled walls, fitted cupboard, double glazed frosted window to the rear.

Separate W.C

Comprising low level w.c, radiator, partly tiled walls, tiled floor, double glazed frosted window to the rear.

Outside

There is a communal courtyard area.

NB

Please note that some of the photos have been virtually staged and are for illustration purposes only.

There is the remainder of a 999 year Lease from 19 January 1981 to include a share of the Freehold. We have been advised that the service charges are approximately £1,600 pa. Council tax band: B

