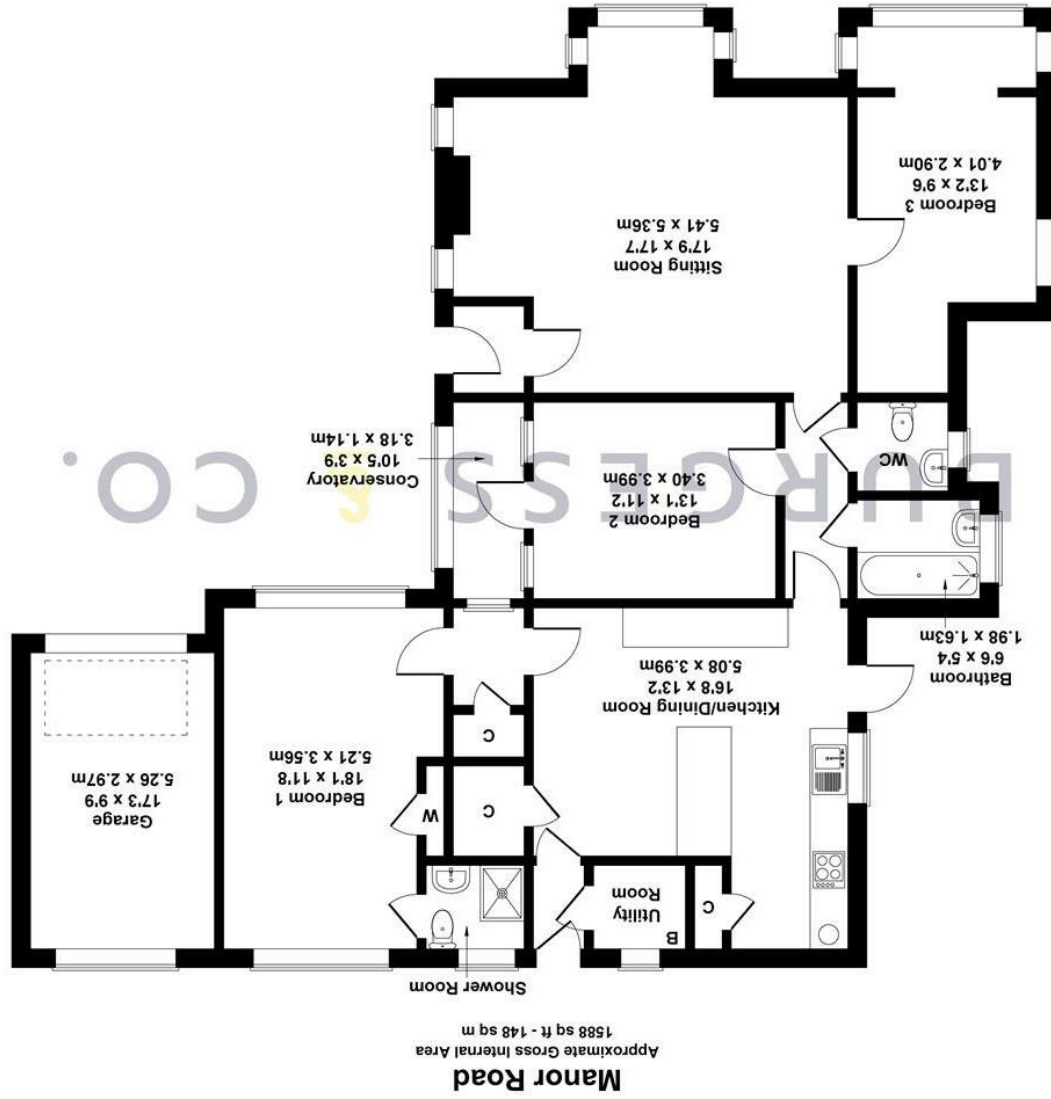




Not to Scale. Produced by The Plan Portal 2024
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BURGESS & CO. Flat 1 Tudor Cottage, 38 Manor Road, Bexhill-On-Sea, TN40 1SN
01424 222255

Offers In Excess Of £400,000
Leasehold - Share of Freehold



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Burgess & Co are delighted to bring to the market this exceptional apartment occupying the entire ground floor of this charming period property. Ideally located in a residential area being within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. The spacious accommodation is arranged to provide a 17'9ft sitting room, a 16'8ft kitchen/dining room, a utility room, three bedrooms, one with an en-suite shower room and one with access to a conservatory, a family bathroom, a separate cloakroom and ample storage cupboards. The property benefits from double glazing, gas central heating, off road parking, a garage, a private patio and a garden area. In addition, the property comes with 50% share of the Freehold and comes chain free. Viewing is essential to truly appreciate all that this unique property has to offer with the vendors sole agents.

Entrance Porch

With tiled floor, double glazed roof, door to

Sitting Room

17'9 x 17'7

With two radiators, parquet flooring, Inglenook fireplace with gas fire & window to either side, double glazed bay window to the front with fitted seating & storage, door to

Bedroom Three/Study

13'2 x 9'6

With radiator, parquet flooring, double glazed bay window to the front, double glazed window to the side.

Inner Hallway

With radiator.

Bedroom Two

13'1 x 11'2

With radiator, feature fireplace, original single glazed window & door into

Conservatory

10'5 x 3'9

With double glazed windows to the front, single glazed window to the inner hall, double glazed roof with opening.

Separate W.C

Comprising low level w.c, corner wash hand basin, heated towel radiator, double glazed window to the side.

Bathroom

6'6 x 5'4

Comprising bath with shower over & glass screen, pedestal wash hand basin, panelled walls, heated towel radiator, fitted cupboards, fitted shelving, double glazed frosted window to the side.

Kitchen/Dining Room

16'8 x 13'2

Comprising matching range of wall & base units, worksurface, inset sink with Quooker tap, inset induction hob with extractor hood over, eye level Bosch double oven, integrated slimline dishwasher, built-in pull out bins, built-in pantry, integrated fridge & freezer, space for table & chairs, inset ceiling spotlights, radiator, USB plug points, ceramic tiled floor, built-in cupboard, double glazed window & door leading to patio area. Door to

Lobby

With ceramic tiled floor, door to the rear, door to

Utility Room

With space & plumbing for washing machine, new Worcester combi boiler, double glazed frosted window to the side.

Inner Hall

With cupboard, single glazed window.

Bedroom One

18'1 x 11'8

With radiator, built-in wardrobes, double glazed window to both sides, door to

En-suite Shower Room

Comprising shower cubicle with waterfall shower head & further attachment, wash hand basin with waterfall tap, low level w.c, tiled floor, heated towel radiator, double glazed frosted window to the side.

Garage

17'3 x 9'9

With electric door, window to the rear.

Outside

There is a shared driveway with parking for two vehicles which leads to a garage and the neighbours have right of access. The property owns all the garden to the left hand side which is laid to lawn with mature hedges, plants & shrubs. The garden wraps around with pathway, patio area, garden sheds and stairs rise to the road level at the rear.

NB

There is the remainder of a 999 year Lease from 25 December 1965 to include a 50% share of the Freehold. We have been advised that the maintenance is on an as & when basis and the building was redecorated within the last 2 years. Council tax band: D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 