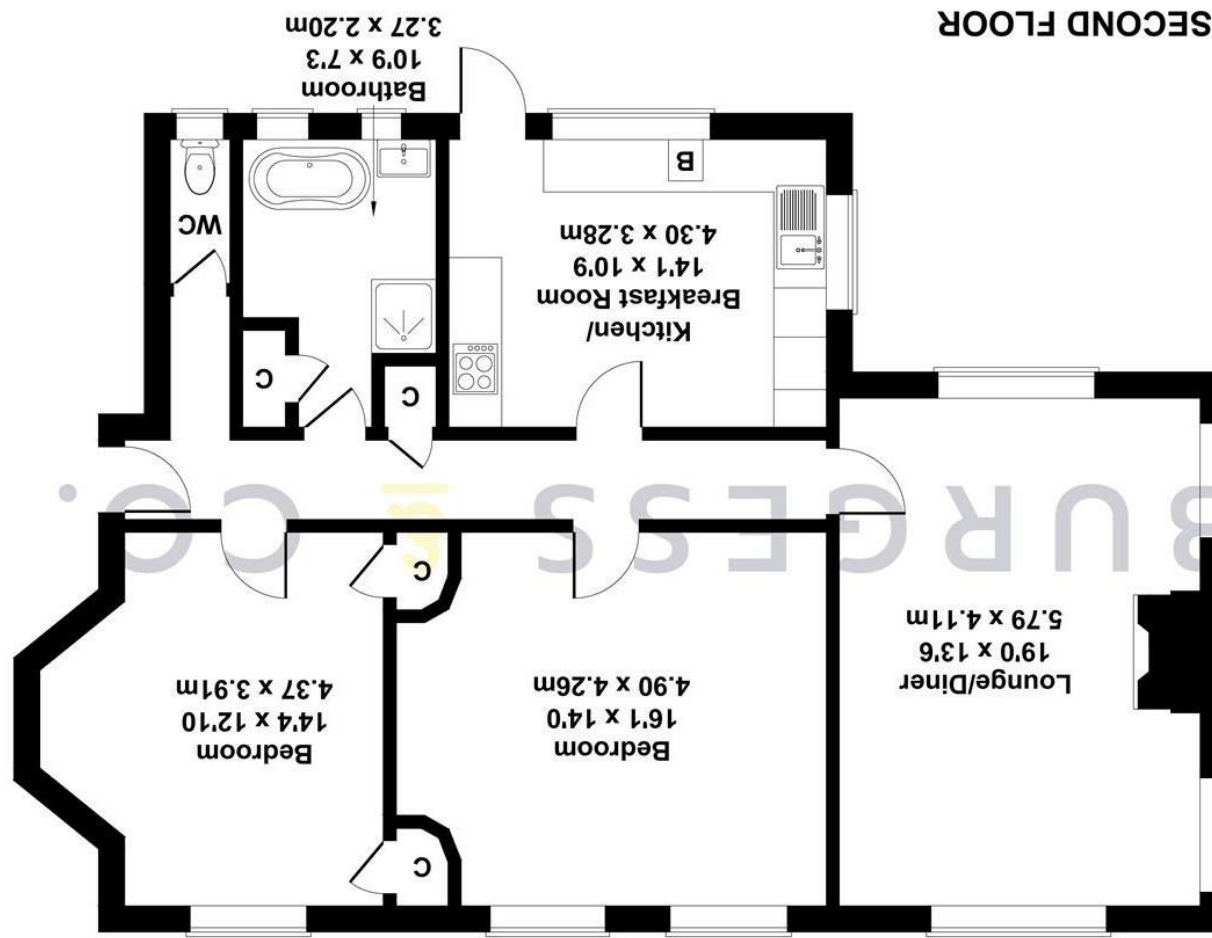




Not to Scale. Produced by The Plan Portal 2024  
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**Brookfield Court**  
Approximate Gross Internal Area  
1023 sq ft - 95 sq m

**BURGESS & CO.** 17 Brookfield Court, Lionel Road, Bexhill-On-Sea, TN40 INT  
01424 222255

£229,950 Leasehold -  
Share of Freehold



Burgess & Co are delighted to bring to the market this bright and spacious apartment located in this iconic period building close to the seafront and promenade at Galley Hill. Ideally situated being within half a mile of Bexhill Town Centre with its shopping facilities, restaurants, mainline railway station and the De La Warr Pavilion. The apartment is on the second floor and the accommodation comprises a 19ft living room, a 14'1 modern kitchen/breakfast room, two double bedrooms, a bath/shower room, and separate w.c. The property benefits from gas central heating, double glazing and also has access to a unique rooftop solarium enjoying far reaching sea views. We are advised that there is the remainder of a 999 year Lease to include a share of the Freehold. Viewing is highly recommended to fully appreciate all this property has to offer and comes with no onward chain.

**Communal Entrance Hall**

With interlinked fire alarm system, lift service to all floors.

**Second Floor Landing**

Private front door to

**Entrance Hall**

With entry-phone system, airing cupboard, storage cupboard with power.

**Living Room**

19'0 x 13'6

With radiator, feature fireplace with hearth & surround, triple aspect with double glazed window to the front, side & rear.

**Kitchen/Breakfast Room**

14'1 x 10'9

Comprising a matching range of wall & base units, oak worksurface, inset sink unit, tiled splashbacks, fitted Electrolux oven & grill, inset Zanussi gas hob with AEG designer extractor hood over, space for standing fridge/freezer, space & plumbing for washing machine, consumer unit, Ideal combi boiler, radiator, cupboard

housing gas meter, double glazed window to the side & rear. Double glazed frosted door to fire escape/staircase.

**Bedroom One**

16'1 x 14'0

With radiator, two ceiling spotlights with pull cords, two double glazed windows to the front.

**Bedroom Two**

14'4 x 12'10

With radiator, fitted wardrobes, two ceiling spotlights with pull cords, double glazed window to the front.

**Bath/Shower Room**

10'9 x 7'3

Comprising Victorian style roll top bath with mixer tap & shower attachment, corner shower cubicle with multi-jets, pedestal wash hand basin with mixer tap, chrome heated towel radiator, extractor fan, two double glazed frosted windows.

**Separate W.C**

5'10 x 2'9

Comprising low level w.c with inset wash hand basin, radiator, double glazed frosted window to the rear.

**NB**

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

