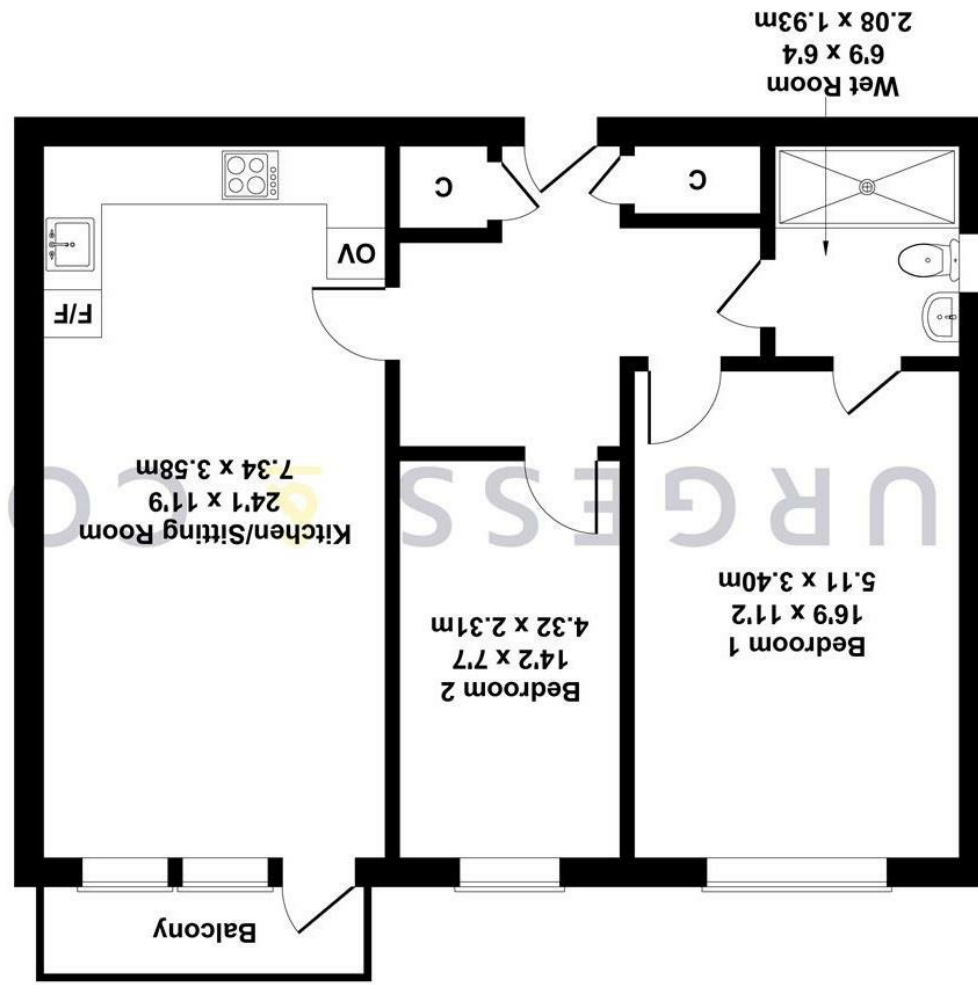




Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



The Orangery  
Approximate Gross Internal Area  
772 sq ft - 71 sq m

BURGESS & CO. 24 The Orangery, Buxton Drive, Bexhill-On-Sea, TN39 4FA  
01424 222255

£102,000 Leasehold



01424 222255

**\*\*60% SHARED OWNERSHIP\*\*** Burgess & Co are delighted to present to the market a modern and beautifully presented purpose built flat forming part of this retirement development built in 2016 for residents over the age of 55. The accommodation offers many benefits including double glazing, electrical central heating, a modern fitted kitchen with built-in appliances, a modern wet room/WC, emergency pull cord systems, well-kept communal gardens and communal residents parking. The development has many communal facilities such as residents cafe, which provides 5 meals per week (at an additional cost), residents lounge, mobility scooter store, on-site hairdresser (at an additional cost), 24 hour 7 days a week on-site care team. The layout of the property would also suit a wheelchair user. Viewing essential by vendors sole agents.

**Communal Entrance Hall**

With entry-phone system.

**Ground Floor**

With private front door to

**Entrance Hall**

With two storage cupboards, entry-phone system, inset spotlights, pull cord system, door to Wet Room.

**Open Plan Living Room**

24'1 x 11'9

With radiator, inset spotlights, two double glazed windows to the rear, double glazed door leading to balcony.

**Kitchen Area**

Comprising matching range of wall & base units, work surface, inset 1 & 1/2 bowl sink unit, fitted eye level oven, inset electric hob with extractor hood over, integrated washing machine, integrated fridge/freezer, pull out bins, inset spotlights.

**Bedroom One**

16'9 x 11'2

With radiator, inset spotlights, door to Wet Room, double glazed floor to ceiling window to the rear.

**Bedroom Two**

14'2 x 7'7

With radiator, inset spotlights, double glazed floor to ceiling window to the rear.

**Jack & Jill Wet Room**

6'9 x 6'4

Comprising shower area with chrome shower attachment, handrails & curtain, partly tiled walls, low level w.c, wall mounted wash hand basin, radiator, inset spotlights, double glazed frosted window to the side.

**NB**

The total market value is £170,000, of which we are currently selling 60% being £102,000. There is the remainder of a 125 year Lease from and including 30

November 2016 and there is a monthly service charge of £673. Charges are subject to annual reviews on the first of April each year. Council tax band: C

