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BURGESS & CO. Ground Floor Flat, 13 King Offa Way, Bexhill-On-Sea, TN40 2UA
01424 222255

£169,950 Leasehold -
Share of Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market an opportunity to acquire this converted ground floor apartment, forming part of this charming period property. Conveniently located within walking distance to Bexhill Town Centre providing an array of shopping facilities, restaurants, mainline railway station and the seafront with iconic De La Warr Pavilion. The accommodation comprises a PRIVATE ENTRANCE, a 15'3 bay fronted living room, a modern kitchen, a utility room, a double bedroom, a sun room and a modern fitted shower room. Further benefits include gas central heating and double glazing. To the rear there is an enclosed patio garden with raised flowerbeds. Ideal first purchase or investment opportunity. Viewing recommended by sole agents.

Private Entrance

With double glazed front door opening to

Living Room

15'3 x 12'3

With radiator, feature electric log burner, double glazed bay window to the front, glazed double doors to

Kitchen

12'7 x 10'1

Comprising matching wall & base units, worksurface, inset sink unit, fitted eye level oven, fitted gas hob with extractor hood over, partly tiled walls, space for fridge/freezer, integrated slimline dishwasher, breakfast bar area, wall mounted Worcester boiler, radiator, door to

Utility Room

7'8 x 5'2

With radiator, light & power, space for washing machine, double glazed window & door to the rear.

Inner Hallway

With radiator, two storage cupboards.

Shower Room

6'4 x 5'9

Comprising tiled corner shower cubicle, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, tiled floor, partly tiled walls, double glazed frosted window to the side.

Bedroom

12'3 x 9'8

With radiator, double glazed window to the side, single glazed door to

Sun Room

9'8 x 8'10

With radiator, polycarbonate roof, window & double doors to the rear.

Outside

To the side there is a patio area with water tap and to the rear there is a paved garden with a raised

area of Astroturf, flowerbeds housing mature plants & shrubs and the garden is wall enclosed.

NB

There is the remainder of a 999 year Lease from 25 December 2004 to include a share of the Freehold. We have been advised that the maintenance is on an as & when basis. Council tax band: TBC

