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BURGESS & CO. 19a Rotherfield Avenue, Bexhill-On-Sea, TN40 1SY
01424 222255

£265,000 Leasehold



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Burgess & Co are delighted to bring to the market this bright and spacious flat occupying the entire first floor of this charming period property. Ideally located being within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and the seafront. The property is accessed via stairs to a first floor landing with the accommodation comprising a living room, a kitchen/dining room, three bedrooms, a family bathroom and a separate w.c. The property benefits from gas central heating via a newly fitted boiler, double glazing throughout, a parking space and the remainder of a 999 year Lease from 2010. Viewing is recommended to fully appreciate not only the convenient location, but also the accommodation on offer.

Entrance Lobby

With radiator, stairs to

First Floor Landing

With radiator, access to loft via ladder being partially boarded, double glazed window to the side.

Living Room

15'4 x 11'3

With radiator, partial media wall, two double glazed windows to the rear.

Kitchen/Diner

15'2 x 10'5

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashbacks, space for cooker, space for washing machine, further appliance space, space for table, new Worcester boiler, two double glazed windows to the rear.

Bedroom One

13'5 x 13'1

With radiator, two double glazed windows to the front.

Bedroom Two

14'6 x 10'5

With radiator, built-in wardrobes, double glazed window to the front.

Bedroom Three

9'1 x 7'2

With radiator, double glazed frosted window to the side.

Bathroom

7'1 x 6'5

Comprising bath with shower over, vanity unit with inset wash hand basin, partly tiled walls, tiled floor, radiator double glazed frosted window to the side.

Separate W.C

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

Parking

There is a parking space to the front.

NB

There is the remainder of a 999 year Lease from 25 March 2010. We have been advised that the maintenance is on an as & when basis and the ground rent is £100 pa. Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

