



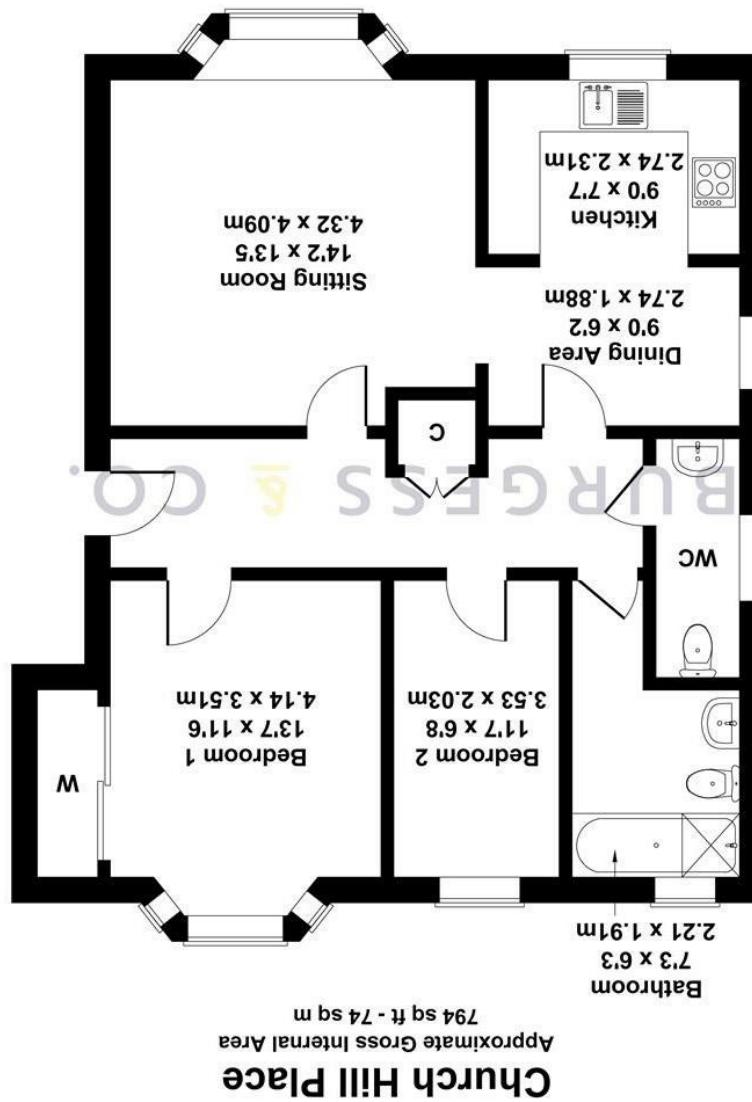
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2000 3 Devonshire Square, Bexhill-on-Sea, East Sussex, TN40 1AB

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BURGESS & CO.

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BURGESS & CO. • 10 Church Hill Place, Hillborough Close, Bexhill-On-Sea, TN39 3TW
01424 222255

Offers Over

Properties £1000 5813



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****NO ONWARD CHAIN**** Burgess & Co are delighted to present to the market this bright and spacious ground floor flat, forming part of this purpose built block, situated in a quiet Cul-de-Sac location in the popular area of Little Common. Ideally located within easy walking distance of local shopping facilities, doctors surgery and bus services. Within a mile is Cooden beach with seafront, hotel, golf club and mainline railway station. Bexhill Town Centre is within two miles with further shopping facilities, restaurants and the iconic De La Warr Pavilion. The accommodation comprises a living room with dining area opening to a fitted kitchen, two bedrooms, a fitted bathroom and a separate w.c. Further benefits include a private car parking space, electric panel heating system, double glazing and a LONG LEASE. Viewing is highly recommended by vendors sole agents.

Entrance Hall

With storage heater, entry-phone system, cupboard housing water tank.

Living Room

14'2 x 13'5

With storage heated, double glazed bay window to the front, opening to

Dining Area

9'0 x 6'2

With door to Entrance Hall, double glazed window to the side. Opening to

Kitchen

9'0 x 7'7

Comprising matching range of wall& base units, worksurface, inset 1& ½ bowl sink, fitted eye level double oven, fitted hob with extractor hood over, space & plumbing for washing machine, space for fridge/freezer, double glazed window to the front.

Bedroom One

13'7 x 11'6

With storage heater, built-in wardrobe with sliding mirrored doors, double glazed bay window to the rear.

Bedroom Two

11'7 x 6'8

With storage heater, double glazed window to the rear.

Bathroom

7'3 x 6'3

Comprising bath with shower over, pedestal wash hand basin, low level w.c, heated towel radiator, tiled walls, wall heater, vanity mirror with light, double glazed frosted window to the rear.

Separate W.C

Comprising low level w.c, pedestal wash hand basin, double glazed frosted window to the side.

Outside/Parking

There are well maintained communal gardens and an allocated parking space in a car port located opposite the property.

NB

There is the remainder of a 999 year Lease from September 1990. We have been advised that the maintenance is approximately £1,260 pa to include block insurance, gardening, management fee, general maintenance, water & sewerage rates. The Freehold of the block is held by a residents company, Hillborough Management (Bexhill) Ltd which flat owners have a share. Council tax band: D

Energy Efficiency Rating