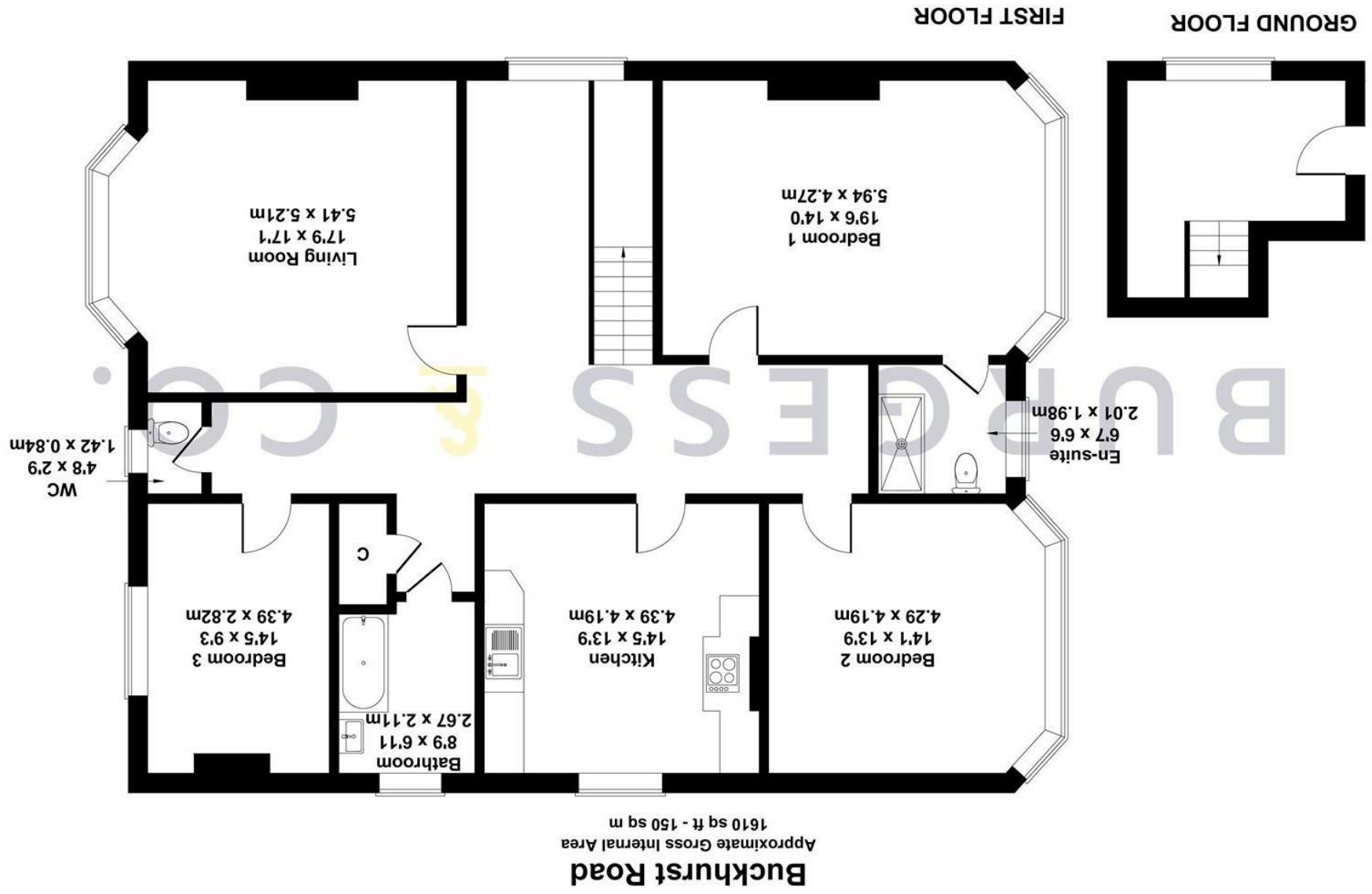




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BURGESS & CO.
01424 222255

24a Buckhurst Road, Bexhill On Sea, TN40 1QE

£285,000 Leasehold -
Share of Freehold



01424 222255

Burgess & Co are delighted to present to the market this bright and spacious three double bedroom apartment, occupying the entire first floor of this converted period house. Conveniently situated within walking distance of Bexhill Town Centre with its range of shopping facilities, restaurants, mainline railway station and the seafront. The well-presented accommodation comprises a private entrance with stairs rising to the first floor, a very spacious landing, a 17'9 living room with bay window and feature fireplace, a fitted kitchen, a family bathroom, a separate w.c and three bedrooms, one with an en-suite shower room. The property retains many original features including cornicing, picture rails, high skirting boards, sash windows and also benefits from gas fired central heating, a 50% share of the Freehold, and a particular feature is the delightful private rear garden. An internal inspection is highly recommended to appreciate all that this apartment has to offer by the vendors sole agents.

Lobby

With single glazed feature windows, stairs lead up to

Entrance Hall

With radiator & decorative cover, storage cupboard, loft hatch, single glazed feature window to the side.

Living Room

17'9 x 17'1

With three radiators, feature decorative fireplace, picture rail, high skirtings, single glazed sash bay window to the rear.

Kitchen

14'5 x 13'9

Comprising matching range of wall & base units, worksurface, inset sink unit, inset gas hob with extractor over, fitted oven under, space & plumbing for washing machine & tumble dryer, integrated dishwasher, space for fridge/freezer, wall mounted Potterton combi boiler, radiator, spotlights, single glazed sash window to the side.

Bedroom One

19'6 x 14'0

With radiator, feature fireplace, picture rail, high skirtings, single glazed sash bay window to the front. Door to

En-suite Shower Room

6'7 x 6'6

Comprising shower cubicle, low level w.c, pedestal wash hand basin, mirror with LED lights, spotlights, heated towel radiator, tiled walls, single glazed sash frosted window to the front.

Bedroom Two

14'1 x 13'9

With radiator, picture rail, high skirtings, single glazed bay sash window to the front.

Bedroom Three

14'5 x 9'3

With radiator, picture rail, high skirtings, single glazed bay sash window to the rear.

Family Bathroom

8'9 x 6'11

Comprising wooden panelled bath with shower over, glass screen, pedestal wash hand basin, radiator, original wooden flooring, partly tiled walls, double glazed frosted window to the side.

Separate W.C

4'8 x 2'9

Comprising low level w.c, original wooden flooring, double glazed frosted window to the rear.

Outside

To the rear there is a private garden currently divided into two sections by a fence and comprising an area of lawn, mature plants & shrubs, patio area and garden shed.

NB

There is the remainder of a 999 year Lease from 25 September 2002 to include a 50% share of the Freehold. The service charge is on an as and when basis. Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(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 