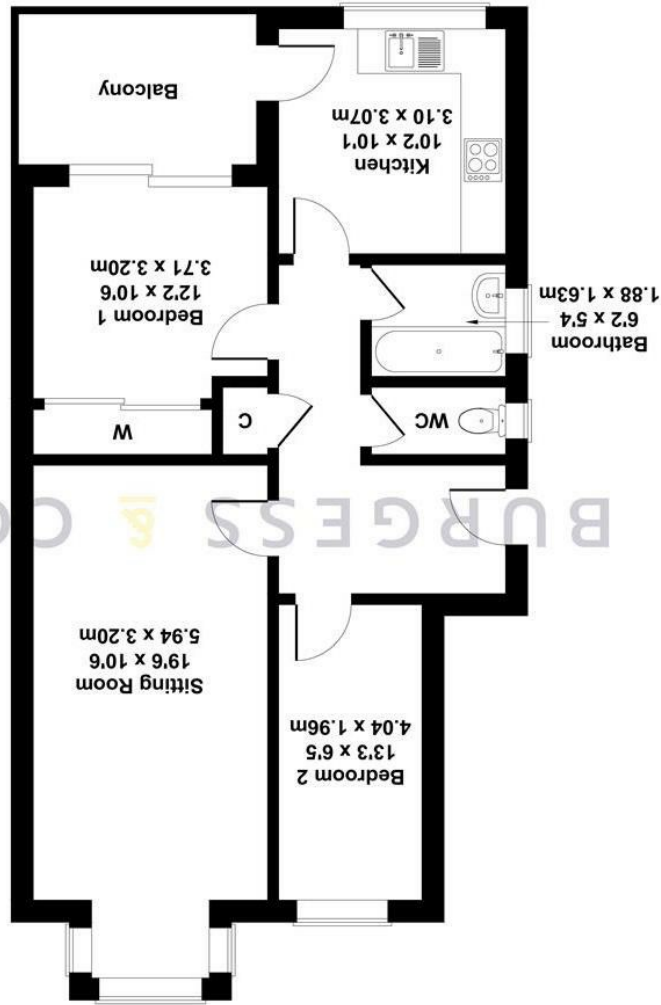




Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Highwoods Court  
Approximate Gross Internal Area  
716 sq ft - 67 sq m

BURGESS & CO. 6 Highwoods Court, Pinewoods, Bexhill-On-Sea, TN39 3UE  
01424 222255

£225,000 Leasehold -  
Share of Freehold





**01424 222255**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this well presented ground floor apartment forming part of this charming purpose built block in a quiet residential area in West Bexhill. Ideally located being within a mile of Little Common Village with its shops, Doctors Surgery and popular primary school. Bexhill Town Centre is within 2 miles providing an array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation comprises a private entrance, a spacious living room, a fitted kitchen/diner with access to an enclosed balcony overlooking the communal gardens, two double bedrooms and a fitted bathroom. The property benefits from double glazing, gas central heating and a good standard of decoration throughout. To the outside there are communal gardens and a garage in nearby block. Viewing is essential to appreciate all that this apartment has to offer.

**Private Entrance**

With double glazed front door to

**Entrance Hall**

With radiator, storage cupboard.

**Living Room**

19'6 x 10'6

With radiator, double glazed box bay window to the front.

**Kitchen/Diner**

10'2 x 10'1

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob with extractor hood over, fitted oven, integrated washing machine, appliance space, tiled splashbacks, space for small table, radiator, wall mounted Baxi boiler, double glazed window to the rear, double glazed door to

**Balcony**

With space for small table & chairs, overlooking the communal gardens.

**Bedroom One**

12'2 x 10'6

With radiator, built-in wardrobe, double glazed window to the rear.

**Bedroom Two**

13'3 x 6'5

With radiator, double glazed tilt & turn window.

**Bathroom**

6'2 x 5'4

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

**Separate W.C**

Comprising low level w.c, double glazed frosted window to the side.

**Outside**

There are well maintained communal gardens.

**Garage**

With up & over door, located in a nearby block.

**NB**

There is the remainder of a 999 year Lease from 1 January 1978 to include a share of Freehold. We have been advised that the service charge is £1,800 per annum which is paid every 6 months. Council tax band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 