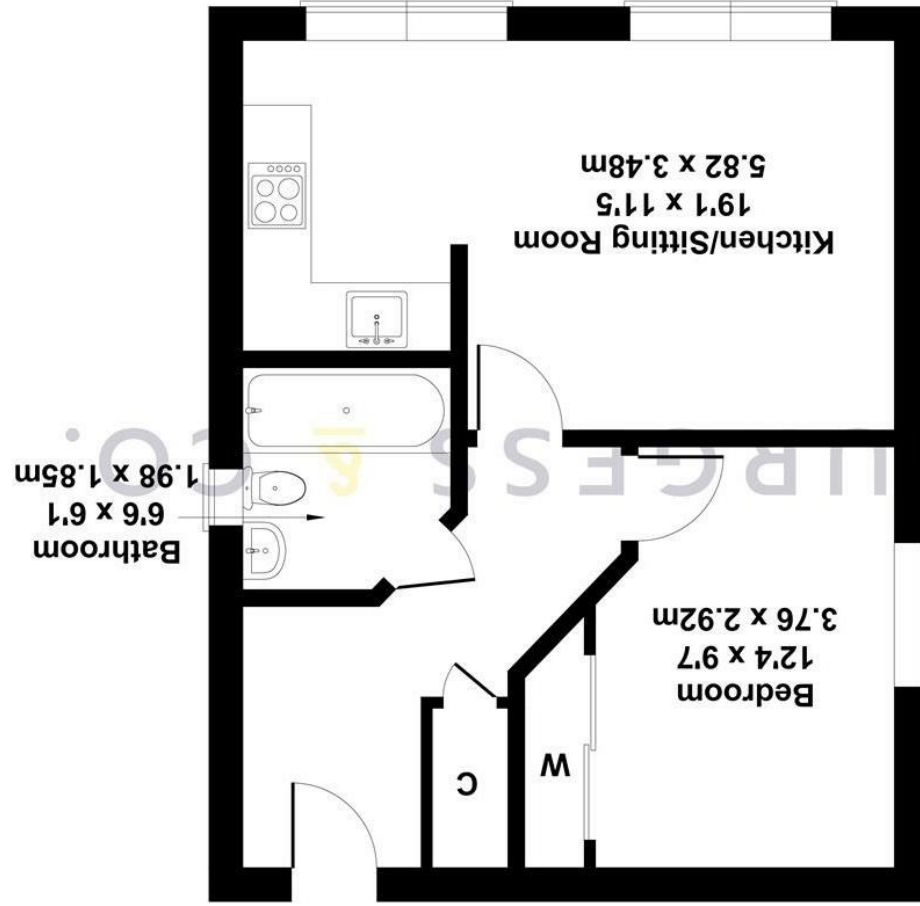


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Approximate Gross Internal Area  
463 sq ft - 43 sq m  
**Teachers House**

**BURGESS & CO.**  
01424 222255

8 Teachers House, Scholars Walk, Bexhill-On-Sea, TN39 5GB

£139,950 Leasehold



01424 222255

Burgess & Co are delighted to present to the market this delightful first floor purpose built flat, forming part of a modern building and situated within walking distance of local amenities, schools and bus routes. Bexhill Town Centre is within two miles away providing further shopping facilities, restaurants, mainline railway station and the seafront. The property has a private front door and comprises an open plan living space with fitted kitchen, a good size bedroom, and a fitted bathroom. Further benefits include double glazing, electric heating and an allocated parking space. We are advised there is the remainder of a 200 year Lease from 1st December 2000. Please note the property is currently tenanted. Viewing highly recommended by sole agents.

**Communal Entrance Hall**

With entry-phone system, stairs to

**First Floor Landing**

With private front door to

**Entrance Hall**

With entry-phone system, electric radiator, storage/airing cupboard.

**Living Room/Kitchen**

19'1 x 11'5

With two electric radiators, two double glazed windows to the front.

Kitchen area comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashback, fitted electric hob with extractor hood over, fitted electric oven under, space & plumbing for washing machine, space for fridge/freezer, double

glazed window to the front.

**Bedroom**

12'4 x 9'7

With radiator, built-in wardrobes with sliding doors, double glazed window to the side.

**Bathroom**

6'6 x 6'1

Comprising bath with shower over & glass screen, pedestal wash hand basin, low level w.c, heated towel radiator, partly tiled walls, double glazed frosted window to the side.

**Parking Space**

There is an allocated parking space.

**NB**

There is the remainder of a 200 year Lease from 1st December 2006. We have been

advised that the service charges are currently £1,269.96 per annum, the ground rent is £165 per annum and pets are not allowed. Council tax band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 