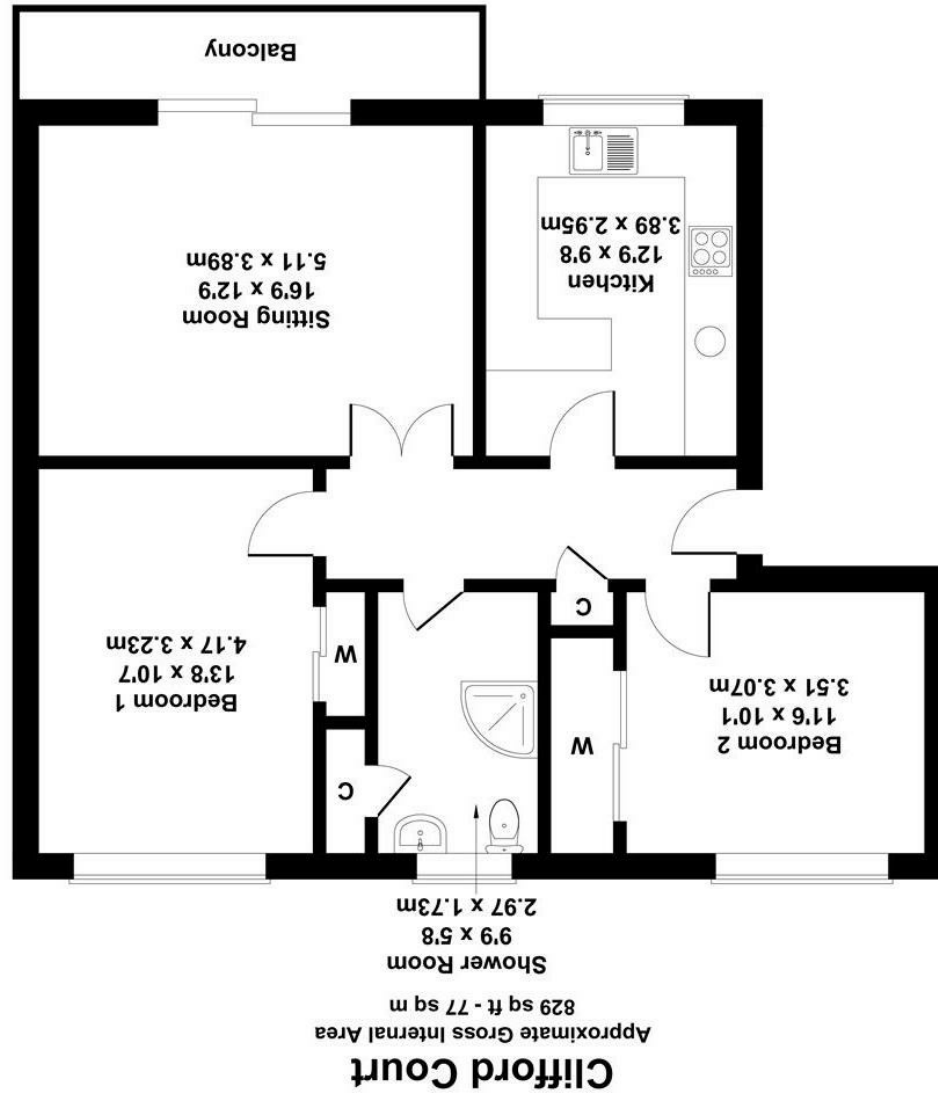




Not to Scale. Produced by The Plan Portal 2024  
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**BURGESS & CO.** Flat 12 Clifford Court, Clifford Road, Bexhill-On-Sea, TN40 1QQ  
01424 222255

£235,000 Leasehold -  
Share of Freehold



**01424 222255**

Burgess & Co are delighted to bring to the market this bright and spacious purpose built flat located on the second floor with views over the town towards the sea. Ideally situated being a short walk from Bexhill Town Centre with its array of shops, restaurants, mainline railway station and the seafront. The property is accessed via a communal front door with lift and stairs to the second floor and a private front door to the flat. The accommodation is arranged to provide a spacious living room, a balcony with west facing views across the town towards the sea, a fitted kitchen, two double bedrooms and a family shower room. Benefits include a share of the Freehold, gas central heating, double glazing and a particular feature is that this flat comes with two garages in a nearby block with power and lighting. Viewing is essential to fully appreciate not only the convenient location but all that this flat has to offer and comes CHAIN FREE.

**Communal Entrance**

With entry-phone system, stairs & lift to

**Second Floor**

With private front door to

**Entrance Hall**

With entry-phone system, radiator, storage cupboard.

**Living Room**

16'9 x 12'9  
With radiator, double glazed sliding door to

**Balcony**

With tiled floor, enjoying far reaching views over the town towards the sea.

**Kitchen**

12'9 x 9'8  
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashback, fitted eye level oven, fitted gas hob with extractor hood over, appliance space, pull out pantry cupboard, breakfast bar area, tiled floor, radiator, double glazed window to the front with sea views.

**Bedroom One**

13'8 x 10'7  
With radiator, built-in wardrobes, double glazed window to the rear.

**Bedroom Two**

11'6 x 10'1  
With radiator, built-in wardrobe, double glazed window to the rear.

**Shower Room**

9'9 x 5'8  
Comprising shower cubicle, pedestal wash hand basin, low level w.c, partly tiled walls, tiled floor, radiator, built-in storage, double glazed window to the rear.

**Garages**

There are two garages located in a nearby block, both with up & over doors, light & power connected.

**Communal Gardens**

To the outside there are well maintained communal gardens.

**NB**

There is the remainder of a 999 year Lease from 29th September 1974 with a 1/14 share of the Freehold. We have been advised that the service charge for September 2023 to September 2024 is £2,205.24 and includes buildings insurance, lighting and cleaning of common areas, water rates, window cleaning and lift maintenance. Council tax band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>80</b>	<b>80</b>
(69-80) <b>C</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 