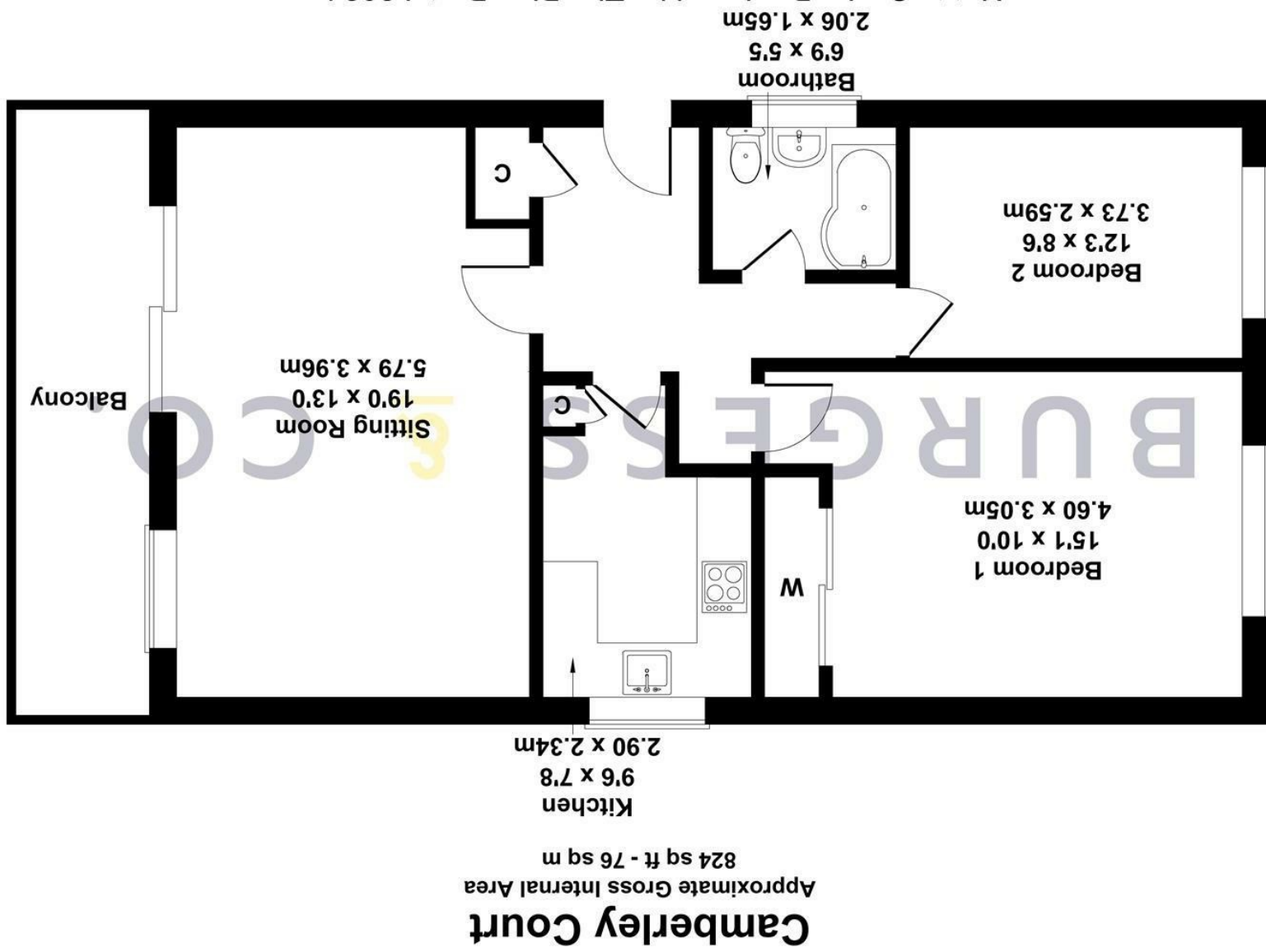




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BURGESS & CO.
01424 222255

Flat 7 Camberley Court, 29 Rotherfield Avenue, Bexhill-On-Sea, TN40 1SZ

£189,950 Leasehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this two double bedroom top floor flat, forming part of this popular purpose built block. Situated in a convenient position being within walking distance to the mainline railway station as well as Bexhill Town Centre with its range of shop, restaurants, bus services and the beautiful seafront. The accommodation comprises entrance hall, a 19ft sitting room/diner with access to a large balcony enjoying views towards the sea, a fitted kitchen, two double bedrooms and a bathroom/w.c. Further benefits include double glazing, electric panelled heating and access to well kept communal grounds to the rear of the building. To be sold chain free with vacant possession. Viewing highly recommended by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs leading to

Second Floor

With private front door to

Entrance Hall

With entry-phone system, app-controlled electric radiator, storage cupboard.

Sitting Room

19'0 x 13'0

With app-controlled electric radiator, storage heater, electric feature fireplace, serving hatch to Kitchen, double glazed window, double glazed sliding door to

Balcony

Being enclosed with cast iron railings, enjoying views over the town towards the sea.

Kitchen

9'6 x 7'8

Comprising matching range of wall & base units, worksurface, inset sink, tiled splashbacks, space for electric cooker, space & plumbing for washing machine,

further appliance space, storage cupboard, partly tiled walls, double glazed window to the side with views towards the sea.

Bedroom One

15'1 x 10'0

With new app-controlled electric radiator, built-in wardrobe, double glazed window to the front enjoying far reaching views towards the sea.

Bedroom Two

12'3 x 8'6

With new app-controlled electric radiator, double glazed window to the front enjoying far reaching views towards the sea.

Bathroom

6'9 x 5'5

Comprising bath with electric shower over, pedestal wash hand basin, low level w.c, partly tiled walls, electric towel radiator with digital timer, extractor fan, double glazed frosted window to the side.

Outside

There are well maintained communal gardens.

NB

There is the remainder of a 999 year Lease from and including 24 June 2007 to and including 23 June 3006. We have been advised that the service charges are £1,985.37, 50% paid every 6 months with a peppercorn rent. Council tax band: B

