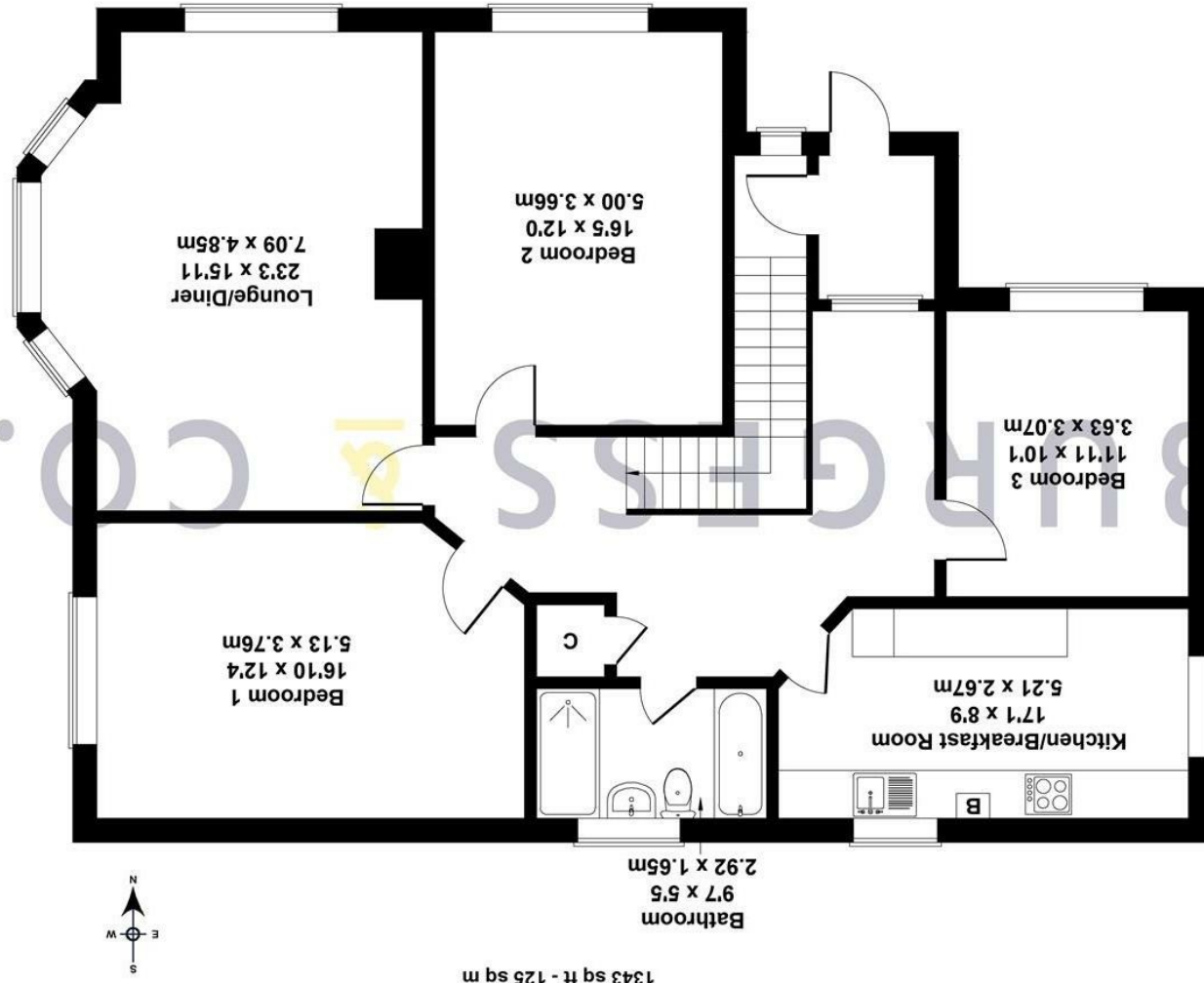




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FIRST FLOOR



West End House

BURGESS & CO. Flat 2 West End House, Birkdale, Bexhill-On-Sea, TN39 3TQ  
01424 222255

Offers Over  
£300,000 Leasehold -



**01424 222255**

Burgess & Co are delighted to bring to the market this bright and spacious purpose built first floor flat, situated within walking distance of Little Common Village with its shops, doctors surgery, popular primary school and bus services. Bexhill Town Centre is within two miles providing a further array of shopping facilities, restaurants, mainline railway station and seafront. The property is accessed via a communal entrance porch with private front door giving access to stairs leading to a spacious first floor landing, a 23'ft lounge/dining room, a kitchen/breakfast room, three double bedrooms and a modern bathroom. Benefits include gas central heating, double glazing, off road parking, a garage and an electric car charging point. Viewing is highly recommended to truly appreciate all that this property has to offer.

**Communal Porch**

With private front door to

**Entrance Lobby**

With stairs rising to

**First Floor Landing**

With radiator, storage cupboard housing water meter, loft hatch being insulated & boarded, double glazed window to the front.

**Lounge/Diner**

23'3 x 15'11

With two radiators, designer pelimits, dual aspect with double glazed bay window to the side, double glazed window to the front.

**Kitchen/Breakfast Room**

17'1 x 8'9

Comprising matching range of wall & base units, quartz worksurfaces, inset black sink with mixer tap, fitted Neff induction hob with extractor hood over, fitted Neff double oven, integrated Lamona fridge & freezer, wall mounted Ideal combination boiler, radiator, two double glazed windows with fitted blinds.

**Bedroom One**

16'10 x 12'4

With radiator, double glazed window to the side.

**Bedroom Two**

16'5 x 12'0

With radiator, double glazed window to the front.

**Bedroom Three**

11'11 x 10'1

With radiator, double glazed window to the front.

**Family Bathroom**

9'7 x 5'5

Comprising Duravit depth bath with chrome waterfall tap, walk-in Hansgrohe shower with waterfall shower head & further attachment, glass shower screen, Villeroy & Boch low level w.c, vanity unit with inset Duravit wash hand basin, laminate wooden floor, partly tiled walls, feature panelling, chrome towel radiator, vanity mirror, two double glazed frosted windows to the rear.

**Garage/Parking**

To the side there is a shared driveway providing off road

parking & a garage with electric door & electric charging point.

**NB**

There is the remainder of a 999 year Lease from 25 March 1965 to include a 50% share of the Freehold. Council tax band: D

