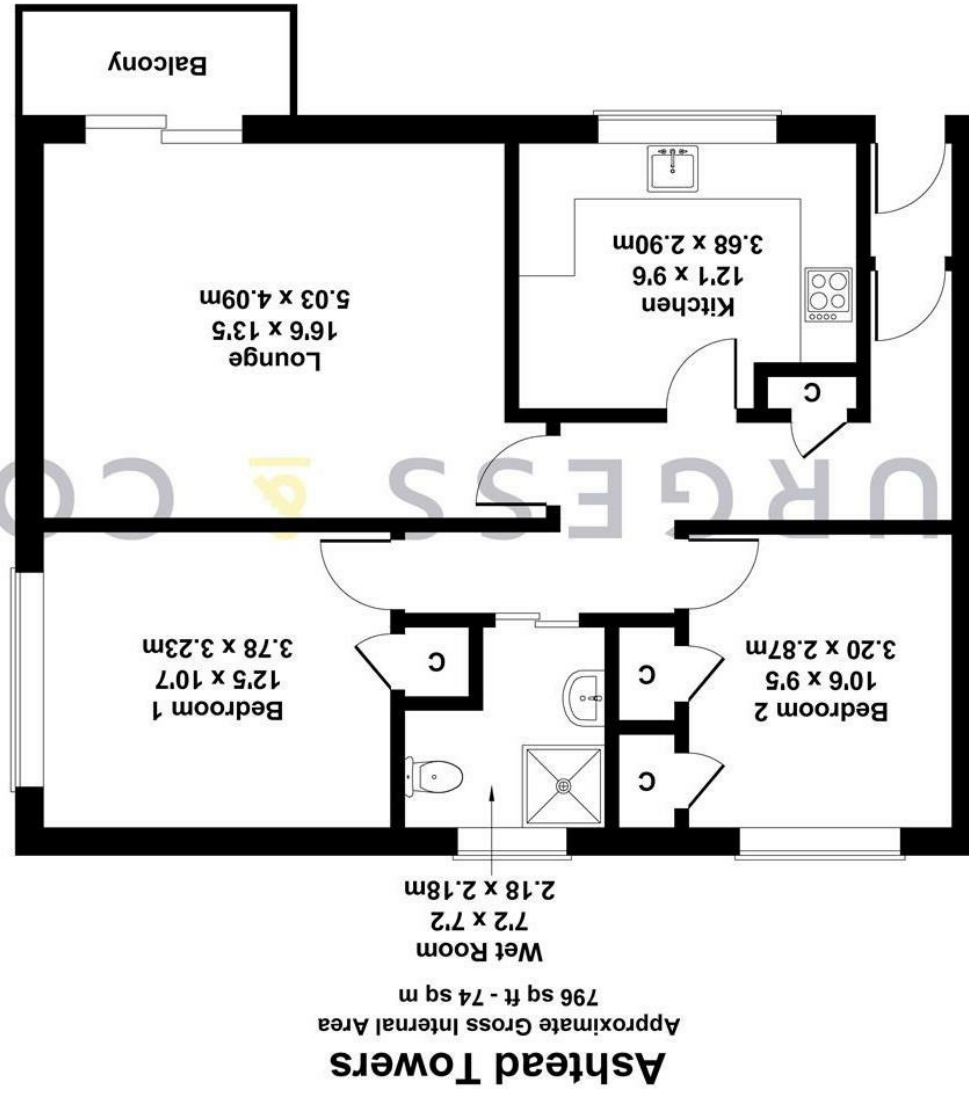


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BURGESS & CO. • 8 Ashtead Towers, Sutton Place, Bexhill-On-Sea, TN40 1PE
01424 222255

Offers Over £200,000
Leasehold - Share of Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious first floor apartment, ideally located adjacent to Bexhill SEAFRONT and accessible to the town centre with its various amenities, shops, restaurants and mainline railway station. The accommodation comprises an entrance hall, a large living/dining room with door giving access to private SOUTH FACING BALCONY with far reaching sea views, a fitted kitchen, two double bedrooms and a fitted wet room/w.c. Further benefits include gas central heating, double glazing and a lift service to all floors. To the outside there are well maintained communal gardens and an allocated parking space. The property is to be sold with a SHARE OF FREEHOLD and an internal inspection is highly recommended to fully appreciate all this apartment has to offer by vendor sole agents.

Communal Entrance Hall

With entry-phone system, stairs & lift to all floors.

First Floor

With private front door to

Entrance Vestibule

With frosted door to

Hallway

With radiator, entry-phone system, fitted cupboard.

Living Room

16'6 x 13'5

With two radiators, double glazed sliding door to the Balcony enjoying sea views.

Kitchen

12'1 x 9'6

Comprising matching range of wall & base units, worksurfaces, inset sink unit, fitted electric hob with oven under, space for under counter appliances, tiled splashbacks, fire door, wall mounted Ideal Logic

combi boiler, space for table & chairs, radiator, double glazed window to the front.

Bedroom One

12'5 x 10'7

With radiator, built-in cupboards, double glazed window to the side.

Bedroom Two

10'6 x 9'5

With radiator, two storage cupboards, frosted borrowed light window, double glazed window to the rear.

Wet Room

7'2 x 7'2

Comprising electric shower, fitted seat, wall mounted wash hand basin, low level w.c with handrails, radiator, tiled walls, double glazed frosted window to the rear.

Outside/Parking

There are well maintained communal gardens and an allocated parking space.

NB

There is the remainder of a 999 year Lease from 25 December 2000 to include a share of the Freehold. We have been advised that the service charge is approximately £804 every 6 months to include the building insurance & water rates. Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

