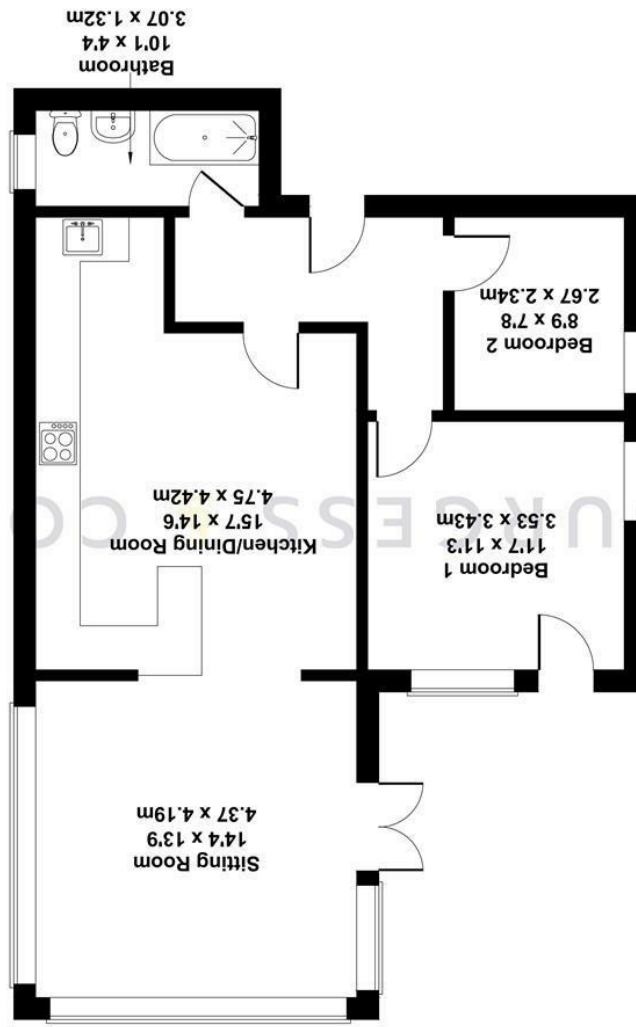




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BURGESS & CO. Flat 2, 5 Elmstead Road, Bexhill-On-Sea, TN40 2HP
01424 222255

£250,000 Leasehold -
Share of Freehold



01424 222255

Burgess & Co are delighted to present to the market this bright and spacious ground floor garden flat forming part of this charming period property. Ideally located being within a short walk to popular local schools, Bexhill College as well as Bexhill Town Centre with its array of amenities, shops, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. The accommodation comprises a delightful open plan fitted kitchen/breakfast room, a living room set within an extended Orangery giving lots of natural light, two bedrooms and a fitted bathroom. Further benefits include gas central heating, double glazing and the property is presented to a good standard of decoration throughout. To the outside there is a large private rear garden being mainly laid to lawn with patio areas, and to the front there is a single off road parking space. We are advised the current Lease has 113 years remaining and there is also a 1/5 share of the Freehold. Viewing highly recommended to appreciate all this property has to offer.

Communal Entrance Hall

Entrance Hall

With radiator, fuse box, storage cupboard.

Sitting Room

14'4 x 13'9

With vertical radiator, window seat with storage, double glazed privacy tinted roof with fan, double glazed windows to the side & rear, double glazed frosted slit windows, double glazed patio doors to the side.

Open Plan Kitchen/Diner

15'7 x 14'6

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashbacks, breakfast bar area, fitted Belling oven, fitted gas hob with extractor hood over, space & plumbing for washing machine, space for fridge/freezer, wall mounted boiler, space for table & chairs, radiator, fitted shelves.

Bedroom One

11'7 x 11'3

With radiator, double glazed window to the side & rear,

double glazed frosted door to the rear leading to the garden.

Bedroom Two

8'9 x 7'8

With radiator, double glazed window to the side.

Bathroom

10'1 x 4'4

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

Outside

There is a patio area, a pond area and steps lead down to a large area of lawn, a large summer-house with light & power, two garden sheds with light & power, log storage shed, pizza oven, flowerbeds, a further patio area, mature plants & shrubs, mature trees, electric point, outside water tap, outside lighting, side access and the garden is enclosed by fencing & brick wall. To the front there is an allocated parking space.

NB

There is the remainder of a 125 year Lease from 1st January 2012 to include a 1/5 share of the Freehold. We have been advised that the maintenance is £900 per annum and pets are allowed. Council tax band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	69
(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 