



BURGESS & CO.  
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Flat 1 Knole Court, Knole Road, Bexhill-On-Sea, TN40 1LN

£399,500 Leasehold -  
Share of Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are extremely delighted to bring to the market this substantial and stunning two bedroom lower ground floor apartment, forming part of this iconic Grade II Listed building on the beautiful Bexhill Seafront. Knole Court is well situated being just a short distance away from Bexhill Town Centre with its array of amenities, shopping facilities and the mainline railway station. The accommodation comprises private entrance, entrance hall, spacious kitchen/breakfast room, utility space with pantry, large lounge/dining room, two great size bedrooms, shower room, separate bathroom, plenty of storage/cloak cupboards and a single office room. Externally there are two private patios to the front accessed from the bedroom and lounge separately, well kept communal gardens overlooking the seafront and a private rear patio area. Additionally, the property benefits from gas central heating, double glazing and a superb standard throughout. The property is to be sold with a share of the Freehold and viewing is highly recommended by sole agent.

Private Entrance

Front door to

Entrance Hall

With two radiators, Karndean flooring, storage cupboard, fitted airing cupboard with Gledhill cylinder, electric consumer unit & electric meter.

Lounge/Dining Room

23'3 x 21'9

With two radiators, feature fireplace with surround, fitted cupboards & shelving, double glazed windows & door to private patio area.

Kitchen/Breakfast Room

12'4 x 12'2

Comprising matching range of base units, oak worksurfaces with oak splashbacks, Butler sink with mixer tap, fitted Neff electric induction hob with double extractor hood over, fitted Neff eye level oven & grill, oak shelving, two radiators, double glazed window. Door to

Utility/Pantry

11'1 x 7'1

With damp warranty, radiator, Worcester Bosch boiler, space for washing machine & tumble dryer.

Study

9'9 x 6'7

With light & power.

Bedroom One

22'1 x 16'3

With two radiators, feature fireplace & surround, double glazed windows to the front, double glazed door to private patio area.

Shower Room

12'1 x 6'5

Comprising walk-in shower with waterfall shower head, glass screen, aqua panelling, vanity unit with oak worktop & inset wash hand basin, low level w.c, vanity mirror, extractor fan, chrome towel rail, double glazed frosted window to the front, borrowed light window.

Bedroom Two

20'5 x 12'4

With radiator, feature fireplace, two fitted cupboards, storage cupboard, fitted shutters, double glazed window.

Bathroom

7'6 x 7'4

Comprising bath with mixer tap, vanity unit with wash hand basin, low level w.c, extractor fan, vanity mirror, tiled walls, Karndean flooring, double glazed frosted window, five frosted borrowed light panes.

Outside

There are two private patio areas with interconnecting door & outside tap, both with steps lead to the well maintained communal gardens.

NB

There is the remainder of a 150 year Lease from 24th March 1970. We have been advised that the maintenance is approximately £1049.11 per quarter and the ground rent is approximately £25 per quarter. Pets and sub-letting permitted with permission. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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

