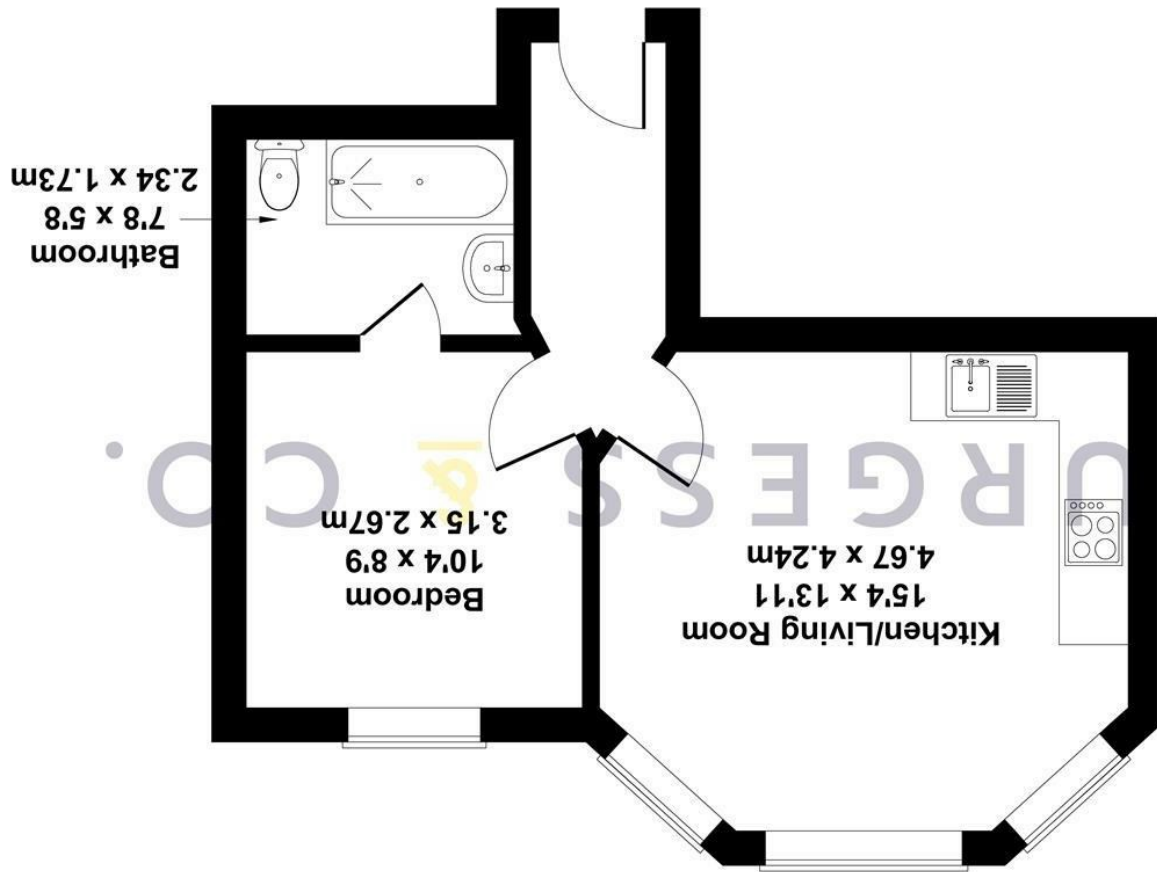


Not to Scale. Produced by The Plan Portal 2025
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Carmel Heights
Approximate Gross Internal Area
391 sq ft - 36 sq m

BURGESS & CO.
01424 222255

3 Carmel Heights, 121 Bexhill Road, St. Leonards-On-Sea, TN38 0AJ

£95,000 Leasehold



****CHAIN FREE**** Burgess & Co bring to the market this one bedroom ground floor flat, forming part of this period property. Situated within a short walk from the seafront and within 1 mile of St Leonards with it array of shops, mainline railway station and restaurants. The accommodation is accessed via a communal entrance door with a private front door giving access to a hallway, an open plan living room/kitchen, a double bedroom and a bathroom. The property benefits from gas central heating and would make a ideal purchase for a first time buyer or investment buyer. The property does need some updating and this is reflected in the asking price.

Communal Entrance Hall

With entryphone system.

Ground Floor

With private front door to

Entrance Hall

With entry-phone system.

Living Room/Kitchen

15'4 x 13'11

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, fitted hob with oven under, space for appliances, wall mounted boiler, radiator, double glazed bay window to the front.

Bedroom

10'4 x 8'9

With radiator, double glazed window to the front.

Bathroom

7'8 x 5'8

Comprising bath with shower over, pedestal wash hand basin, low level w.c, partly tiled walls.

NB

There is the remainder of a 129 year Lease from 25 March 1988. We have been advised that the service charge is approximately £1,200 per annum (paid every 6 months) and the round rent is £150 per annum. Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC