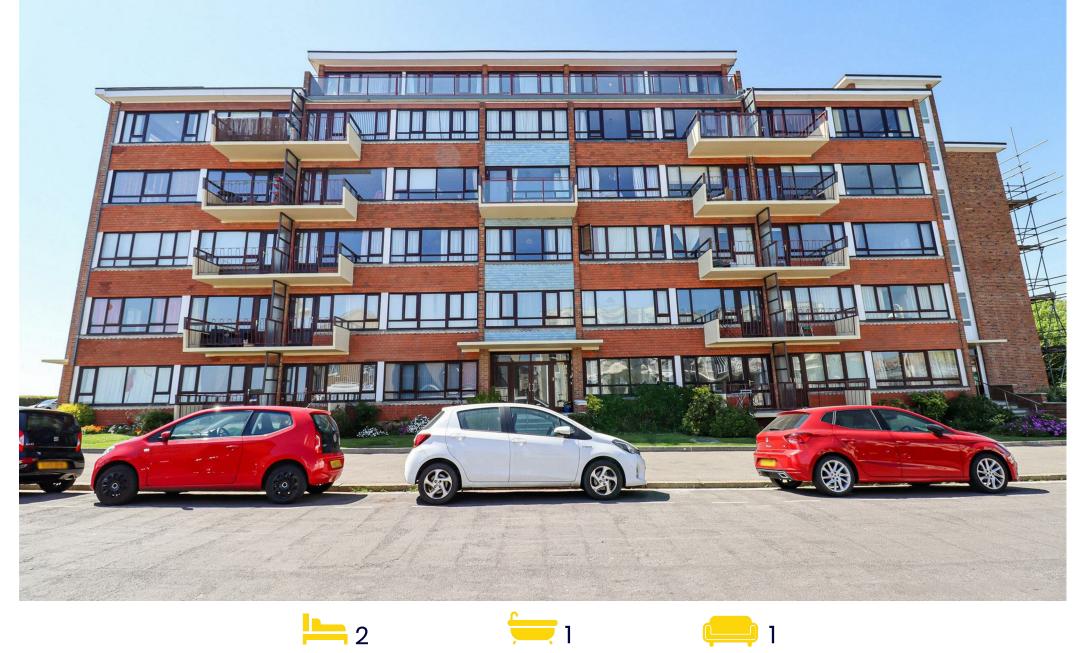
EST 2000



BURGESS & CO. 30 Clock Tower Court, Park Avenue, Bexhill-On-Sea, TN39 3HP 01424 222255

**Offers Over** £190,000 Leasehold

# **Clock Tower Court**



# 01424 222255

\*\*CHAIN FREE\*\* Burgess & Co are pleased to offer this bright and spacious two bedroom fourth floor flat, forming part of this purpose built block being ideally located directly opposite Egerton Park and yet within a very short walk to Bexhill seafront. Situated within walking distance to Bexhill Town Centre with its local amenities, shops, restaurants, mainline railway station and the iconic De La Warr Pavilion. There is a communal entrance with lift and stairs to the fourth floor and private front door. The accommodation comprises an entrance hall, a living room/diner with access to a private balcony enjoying sea views, a fitted kitchen, two bedrooms and a shower room. Further benefits include gas central heating, double glazing, newly fitted carpets, new double glazing, views towards Beachy Head, a garage and the remainder of a 999 year Lease. Viewing is highly recommended by vendors sole agents to fully appreciate all that this flat has to offer.

## **Communal Entrance Hall**

With entry-phone system, stairs & lift to

#### **Fourth Floor**

With private front door to

# **Entrance Hall**

With radiator, entry-phone system, storage cupboard.

# Living Room/Diner

19'3 x 11'6

With two radiators, two wall lights, double glazed window the side with sea views, double glazed doors opening to Balcony with sea views.

#### **Kitchen**

10'8 x 9'3

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, fitted gas hob with extractor hood over, fitted oven, space for appliances, wall mounted Ideal boiler, radiator, double glazed window enjoying views towards Beachy Head.

### **Bedroom One**

15'9 x 11'7

window to the side & rear enjoying sea views & views over Egerton Park.

#### **Bedroom Two**

10'8 x 8'2

With radiator, double glazed window enjoying views towards Beachy Head.

# **Shower Room**

7'8 x 5'7

Comprising walk-in/stand up bath with electric Mira shower over, low level w.c, pedestal wash hand basin, tiled walls, double glazed frosted window to the side.

# Garage

Located to the rear of the building with up & over door, light & power connected.

### NB

There is the remainder of a 999 year Lease from 29 With two radiators, built-in wardrobes, double glazed September 1960. We have been advised that the service charges are £2,400 pa and the ground rent is £11 pa. Council tax band: C

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs  (92 plus) A  (81-91) B  (69-80) C  (55-68)		<b>72</b>	<b>7</b> 8
(39-54)			
(21-38)			
(1-20)  Not energy efficient - higher running costs	G		
England & Wales		U Directiv 002/91/E0	<i>\$</i> 3



















