



BURGESS & CO. Flat 5 Glythia Court, 4 Middlesex Road, Bexhill-On-Sea, TN40 1LP £150,000 Leasehold
01424 222255



Burgess & Co are delighted to bring to the market this charming flat located at the top of this period property. Ideally located being a short walk from Bexhill Town Centre with its array of shopping facilities, restaurants, bus services, mainline railway station and the seafront. The accommodation is accessed via a communal front door with stairs leading up to the top floor. A private front door gives access to an entrance hall, a kitchen, a living room, a bedroom and a shower room. The property benefits from electric heating and double glazing. Viewing is essential to fully appreciate all that this flat offers as well as the convenient location.

Communal Entrance Hall

With entry-phone system, stairs to

Top Floor

With private front door to

Entrance Hall

With entry-phone system, storage cupboards, loft hatch.

Living Room

13'11 x 12'4
With electric radiator, double glazed window to the front.

Kitchen

8'7 x 6'0
Comprising matching range of wall & base units, worksurface, inset sink unit, space for electric cooker, space for fridge/freezer &

washing machine, double glazed window to the front.

Bedroom

12'11 x 11'2
With electric radiator, built-in wardrobes, double glazed window to the front & side.

Shower Room

Comprising shower cubicle with electric Mira shower, low level w.c, vanity unit with inset wash hand basin, electric heater, partly tiled walls, two double glazed frosted windows to the side.

NB

There is the remainder of a 999 year Lease from 25 December 1970, we have been advised that the service charges are approximately £1,200 per annum and the

ground rent is £5 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		63
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

