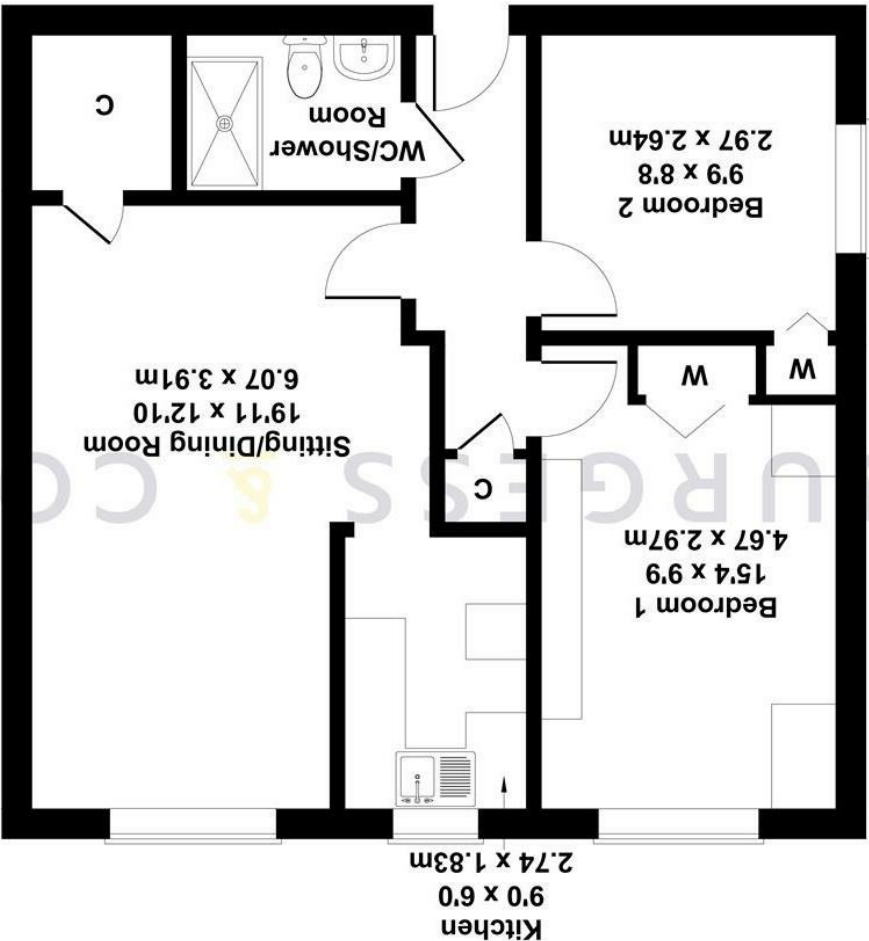




Not to Scale. Produced by The Plan Portal 2023  
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Approximate Gross Internal Area  
682 sq ft - 63 sq m

Homelawn House

BURGESS & CO.  
01424 222255

77 Homelawn House Brookfield Road, Bexhill-On-Sea, TN40 1PN

£139,950 Leasehold





Burgess & Co are extremely proud to present this immaculately presented two bedroom top floor retirement flat forming part of the highly sought after Homelawn House with stunning sea views and overlooking the beautifully maintained communal gardens. Located just off Bexhill's seafront and within close proximity to the Town Centre with its shops, restaurants, mainline railway station as well as being close to Ravenside Retail Park. The accommodation comprises entrance hall, living/dining room, fitted kitchen, two double bedrooms and shower room/w.c. This property is not only immaculately presented but also benefits from numerous communal facilities, a communal store room which can be found on the third floor, laundry room, guest room, communal residents lounge, large communal gardens and a development manager on-site. Further benefits include the remainder of a 159 year Lease from 1st February 1987, emergency pull cords, electric heating and double glazing. There is an age restriction being 60+ to be able to live in the property. Viewings highly recommended by vendors sole agents.

Communal Entrance Hall

With security entrance and lift to the

Third Floor Landing

With private front door to

Entrance Hall

With wall mounted security entry-phone system, walk-in storage cupboard providing ample storage & shelving, emergency pull cord.

Living/Dining Room

19'11 x 12'10

With wall mounted electric remote control contemporary fire, emergency pull cord, electric wall mounted heater, television satellite point, additional large walk-in cupboard providing ample storage with light, shelving and housing wall mounted Ariston electric water system & electrical consumer units, double glazed window enjoying stunning views to the south over the gardens and straight out to the promenade and the sea.

Kitchen

9'0 x 6'0

Comprising range of wall & base units, worksurface with inset stainless steel sink with chrome mixer tap & drainer, space for fridge-freezer, fully tiled walls, emergency pull cord, double glazed window with views directly out to the sea.

Bedroom One

15'4 x 9'9

Being light, bright and spacious with built-in double wardrobes, wall mounted electric heater, emergency pull cord, double glazed window with stunning sea views across the gardens and out to the sea.

Bedroom Two

9'9 x 8'8

With built-in storage, wall mounted radiator, emergency pull cord, double glazed window with stunning views across the gardens and out to the east with direct views of the seafront and out to the sea.

Shower Room/W.C

Comprising walk-in shower cubicle with wall mounted Mira electric shower unit, fully tiled walls, low level WC, vanity wash hand unit with chrome mixer tap, emergency pull cord.

Outside

There are well kept communal gardens.

NB

There is the remainder of a 159 year Lease from 1st February 1987. We have been advised that the maintenance is £2,646 every six months (which includes numerous benefits) and the ground rent is £272 every six months.

The flat is situated on a retirement development with an age

restriction of over 60 for a single occupant or for a couple then at least one occupant needs to be over 60 and the other needs to be over 55. The property benefits from communal residents lounge, communal guest room, a communal store room which can be found on the third floor, communal gardens, communal laundry, on-site parking and a development manager working from 9am to 5pm Monday to Friday. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

