



BURGESS & CO.
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Flat 9 Hoads Court, 23 Helmsman Rise, St. Leonards-On-Sea, TN38 8BQ

£165,000 Leasehold



****75% SHARED OWNERSHIP**** Burgess & Co are delighted to present to the market this two bedroom second floor flat, forming part of a popular purpose built block. Situated in a highly sought-after location being within easy reach of both the nearby market town of Battle and Hastings Town Centre with its comprehensive range of shopping, sporting & recreational facilities, mainline railway station, seafront and promenade. This well presented flat comprises entrance hall, open plan living/dining room with Juliet balcony, modern fitted kitchen, two bedrooms and a family bathroom. Further benefits including gas central heating and double glazing. To the outside the property has an allocated parking space to the front. Viewing highly recommended by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs rise to

Top Floor

With private front door to

Entrance Hall

With radiator, entry-phone system, storage cupboard with power, further storage cupboard.

Living/Dining Room

23'6 x 10'7

With two radiators, double glazed window to the side, double glazed window to the rear, double glazed door to Juliet balcony.

Kitchen

9'1 x 6'8

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, fitted gas hob with extractor hood over, fitted oven,

integrated washing machine, integrated fridge-freezer, inset spotlights, cupboard housing Vaillant boiler.

Bedroom One

12'8 x 10'6

With radiator, double glazed window to the rear.

Bedroom Two

12'6 x 9'9

With radiator, double glazed window to the rear.

Bathroom

7'9 x 7'1

Comprising bath with shower over & glass screen, low level w.c, pedestal wash hand basin, partly tiled walls, inset spotlights, heated towel radiator, extractor fan.

Parking

There is an allocated parking space to the front.

NB

There is the remainder of a 125 year Lease less 10 days commencing on and including 1 January 2006. We have been advised that the service charges are approximately £115 pcm. Ground Rent £200. Council tax band: B

