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Brockley House
Approximate Gross Internal Floor Area
642 sq. ft / 59.64 sq. m

BURGESS & CO.
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Flat 4 Brockley House, Endwell Road, Bexhill-On-Sea, TN40 1EA

Offers Over
£80,000 Leasehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market a well-presented studio apartment being ideally located within walking distance to the amenities of Bexhill Town Centre including the shops, restaurants, bus services, mainline railway station with direct links to London and the seafront. The accommodation comprises a private entrance, an open plan living/dining/bedroom with access to a separate kitchen and a separate shower room. The property additionally benefits from gas central heating, double glazing and a particular feature is the private basement area which is currently being used as an office space and storage. To be sold chain free with vacant possession. Viewing is considered essential to fully appreciate all this property has to offer.

Private Entrance

Steps lead down to courtyard area with double glazed front door to

Hallway

With laminate flooring, access to

Living/Bedroom

15'9 x 12'4
With fitted cupboard housing consumer unit, electric heater, double glazed window. Steps down to Basement Area. Opening to

Kitchen

9'7 x 8'2
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, Redring Vortex water heater with tap, space for cooker, space for appliances, two double glazed windows.

Shower Room

9'0 x 2'8
Comprising tiled shower cubicle with Triton electric shower, pedestal wash hand basin, Redring Vortex water heater, low level w.c, vanity mirror, extractor fan.

Basement Area

16'2 x 9'8
Ideal for storage with light, water management system.

Basement Area

17'8 x 8'7
With light, double glazed frosted door leading to Eversley Road.

NB

There is the remainder of a 125 year Lease from 25 March 1998. We have been advised

the service charge is £787.50 per annum and ground rent is £50 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		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

