

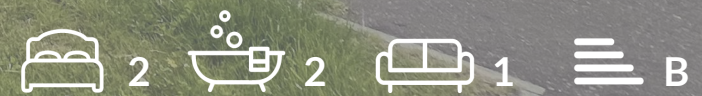


OAKFIELD



Brooklands Road, Bexhill-On-Sea TN39 4FR

Asking Price £230,000



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Welcome to Brooklands House, a contemporary 2-bedroom first-floor flat nestled in the newly developed Rosewood Park area of Bexhill.

This modern home offers a seamless blend of style and comfort, perfect for both young professionals and small families.

The property features an open-plan kitchen and lounge with integrated appliances which include fridge freezer, dishwasher and a washer/dryer ideal for entertaining guests or enjoying cozy evenings at home.

The master bedroom boasts an en-suite bathroom, providing a private retreat, while the second bedroom is perfect for guests or a home office.

Both rooms are designed with ample natural light and a neutral palette to suit any decor style.

Additional amenities include a Nest thermostat for efficient climate control and a share of the freehold, ensuring a sound investment.

There is an allocated parking space which is conveniently available, making everyday living hassle-free.

Brooklands House offers a blend of modern living and convenience in a prime location. Don't miss the chance to make this stunning flat your new home.





Living Room

21'0 x 12'9 extending to 14'09 (6.40m x 3.89m extending to 4.50m)

Balcony

12'7 x 10'6 (3.84m x 3.20m)

Bedroom 1

13'4 max x 12'6 max I-shaped (4.06m max x 3.81m max I-shaped)

Bedroom 2

10'7 x 10'4 max (3.23m x 3.15m max)

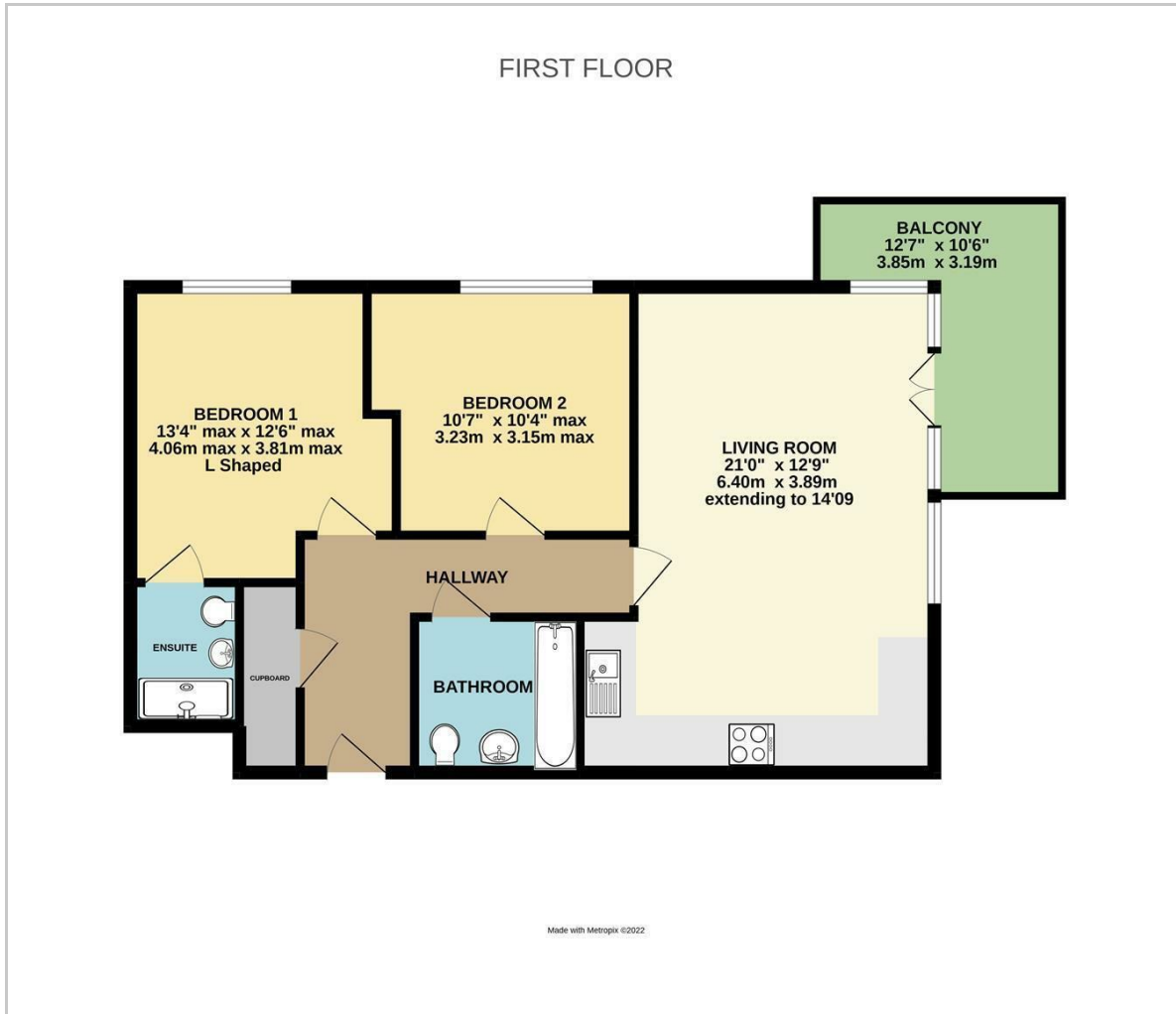
Council Tax Band - C

Lease Information

The seller advises that the property is offered as leasehold and has approximately 994 years remaining on the lease. The service charge is approximately £1,600 per annum with a ground rent of £200 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan



Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	