



OAKFIELD



Brookfield Road, Bexhill-On-Sea, TN40 1PN

Price Guide £92,500

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## Brookfield Road, Bexhill-On-Sea, TN40 1PN

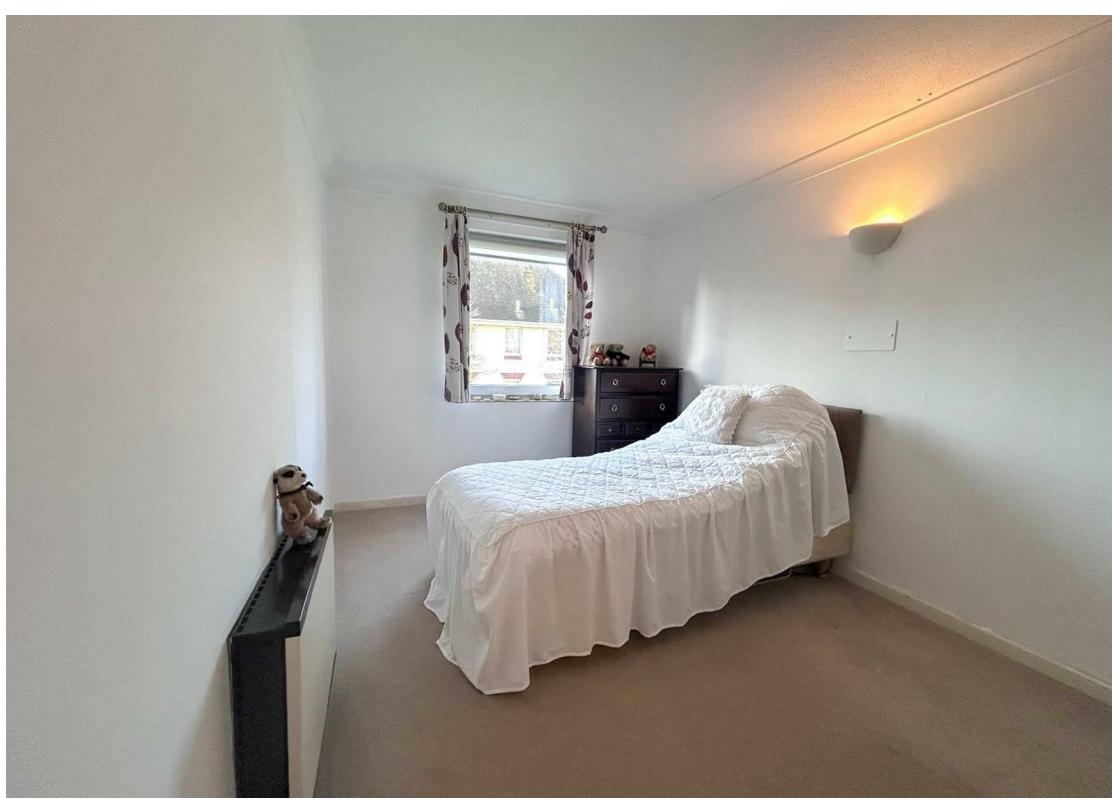
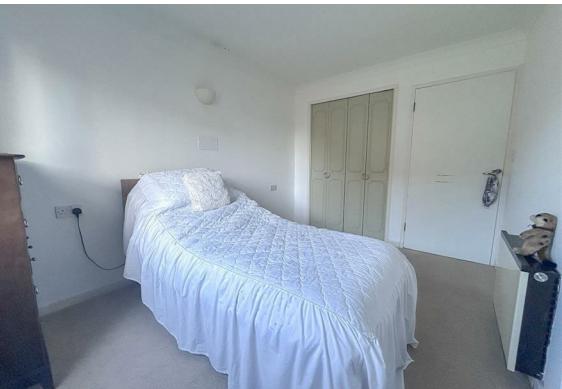
We are pleased to offer for sale this one-bedroom, purpose-built apartment for the over-60s, ideally located just off Bexhill seafront, within easy walking distance of the beach and approximately  $\frac{1}{4}$  mile from Bexhill town centre and mainline railway station. The property is also well served by local bus routes, including the community bus, providing convenient access to Hastings and Eastbourne.

The accommodation comprises a communal entrance hall with lift and stairs to the first floor, where a private front door leads into the flat. Inside, there is an entrance hall, a lounge/dining room with access to a balcony, a kitchen, a double bedroom with built-in wardrobe, and a newly fitted shower room/WC.

The development benefits from a range of communal facilities, including a residents' lounge, laundry room, guest suite, and well-maintained communal gardens. There is also an on-site manager available Monday to Friday, 9:00am–4:00pm, providing additional peace of mind.

Bexhill's attractive De La Warr Parade is close by, offering a level promenade that stretches along the seafront and leads to the iconic De La Warr Pavilion, a renowned Art Deco landmark hosting concerts, exhibitions, and community events.

The property is offered chain free, making it an excellent opportunity for a smooth and straightforward purchase.





### Living/Dining room

17'4 x 11'0 (5.28m x 3.35m)

### Kitchen

7'8 x 5'4 (2.34m x 1.63m)

### Bedroom

12'2" x 8'9" (3.71m x 2.67m)

### Bathroom

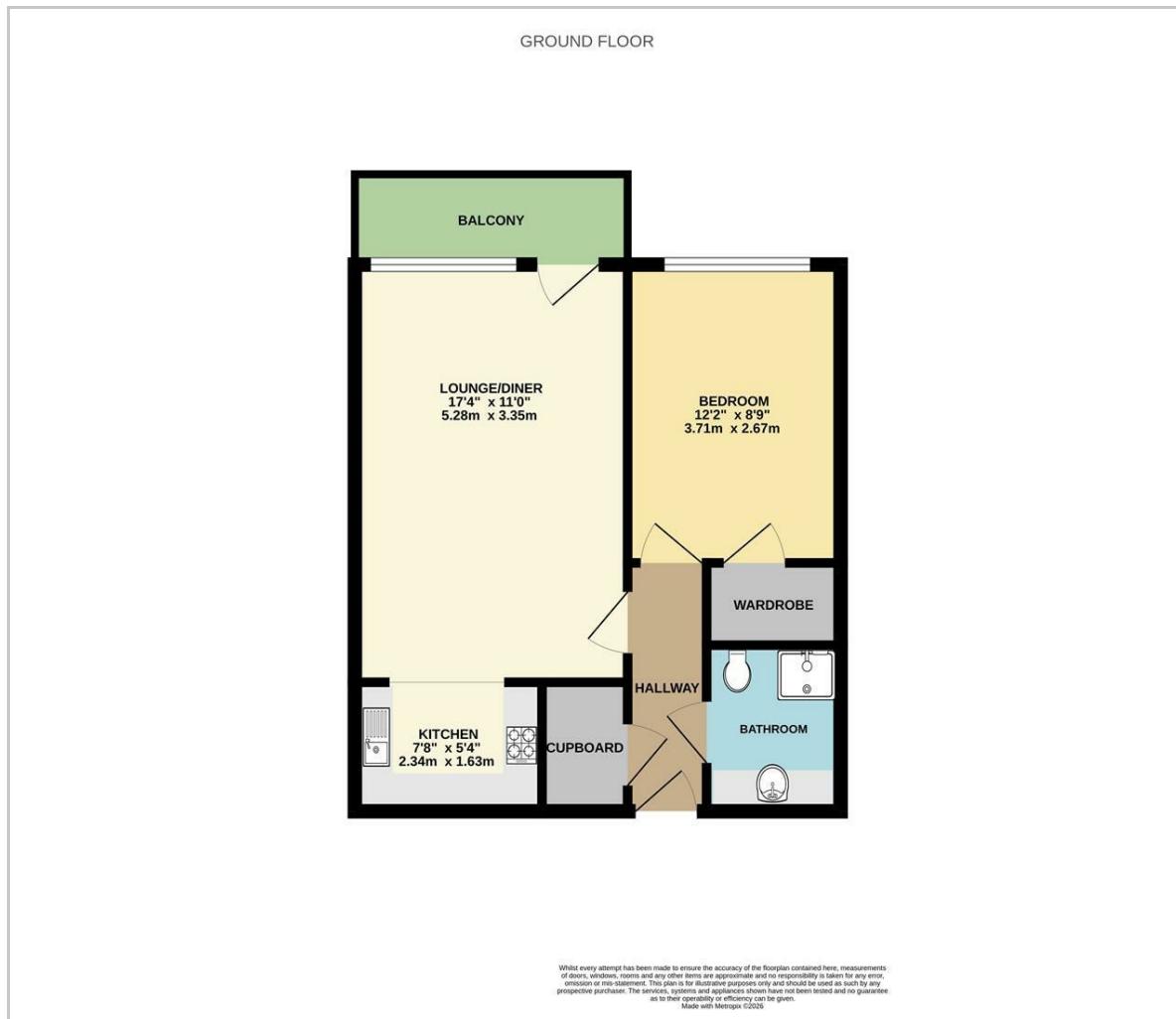
**Council tax band B - £1992**

### Lease information

The seller advises that the property is offered as leasehold and has approximately 99 years remaining on the lease from 1987 and the maintenance is approximately £2700.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



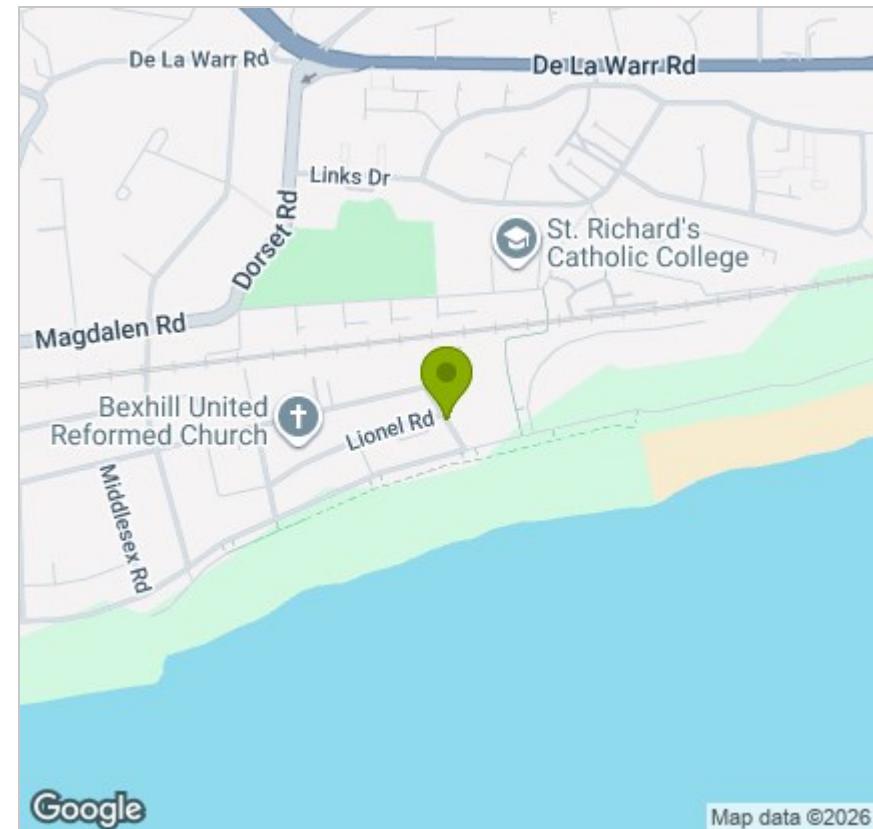
## Floor Plan



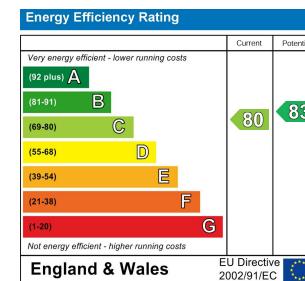
## Viewing

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

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.