

**RUSH  
WITT &  
WILSON**



**16 Brooklands House Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FR  
Offers In Excess Of £59,985**

**\*\* 30% SHARED OWNERSHIP \*\*** An opportunity to acquire this exceptionally well presented, modern, second floor apartment, ideally located in this modern and sought development in Little Common. Offering bright and spacious accommodation throughout, the property comprises open-plan living space with lounge, dining area and modern fitted kitchen with built in appliances, two double bedrooms with an en-suite to the master and a bathroom. Other internal benefits include gas central heating to radiators, double glazed windows throughout and ample storage space.

Externally the property offers a carpark with allocated parking space and additional visitor parking. Ideally situated in the highly desired new development of Rose Wood Park with easy access to Little Common Village and main route bus stops. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this popular location. Offered with **NO ONWARD CHAIN**.



### **Communal Entrance Hall**

Communal front door with entrephone system leading to the communal hallways, stairs leading to all floors.

### **Private Hallway**

Timber internal front door leading to hallway, radiator, entryphone system, large storage cupboard, providing ample storage with fitted shelving, modern electric consumer unit and electrical services box.

### **Open Plan Living Space**

25'11 x 10'7 (7.90m x 3.23m)

Comprising lounge/diner and kitchen. Modern fitted kitchen comprising a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, integrated electric oven, worktop mounted electric hob with glass splashback and stainless steel extractor hood above, integrated dishwasher, integrated washer/dryer, stainless steel single sink with drainer and mixer tap. The lounge has a set of double glazed French doors giving access onto the westerly facing balcony, two radiators, storage cupboard housing the gas central heating boiler with fitted shelving.

### **Bedroom One**

17'10 x 8'8 (5.44m x 2.64m)

Double glazed window to the side elevation, radiator, door leading through to:

### **En-Suite Shower Room**

Heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, extractor fan, electric shaver point.

### **Bedroom Two**

14'2 x 6'9 (4.32m x 2.06m)

Double glazed window to the side elevation, radiator.

### **Bathroom**

Heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin with mixer tap, panelled enclosed bath with mixer tap, part tiled walls, extractor fan.

### **Outside**

### **Carpark & Communal Grounds**

Allocated parking space, additional visitor parking and well kept communal grounds.

### **Service Charge**

The vendor currently owns 30% of the property which is equal to £59,985. This requires an additional rent of £475.91 pcm.

### **Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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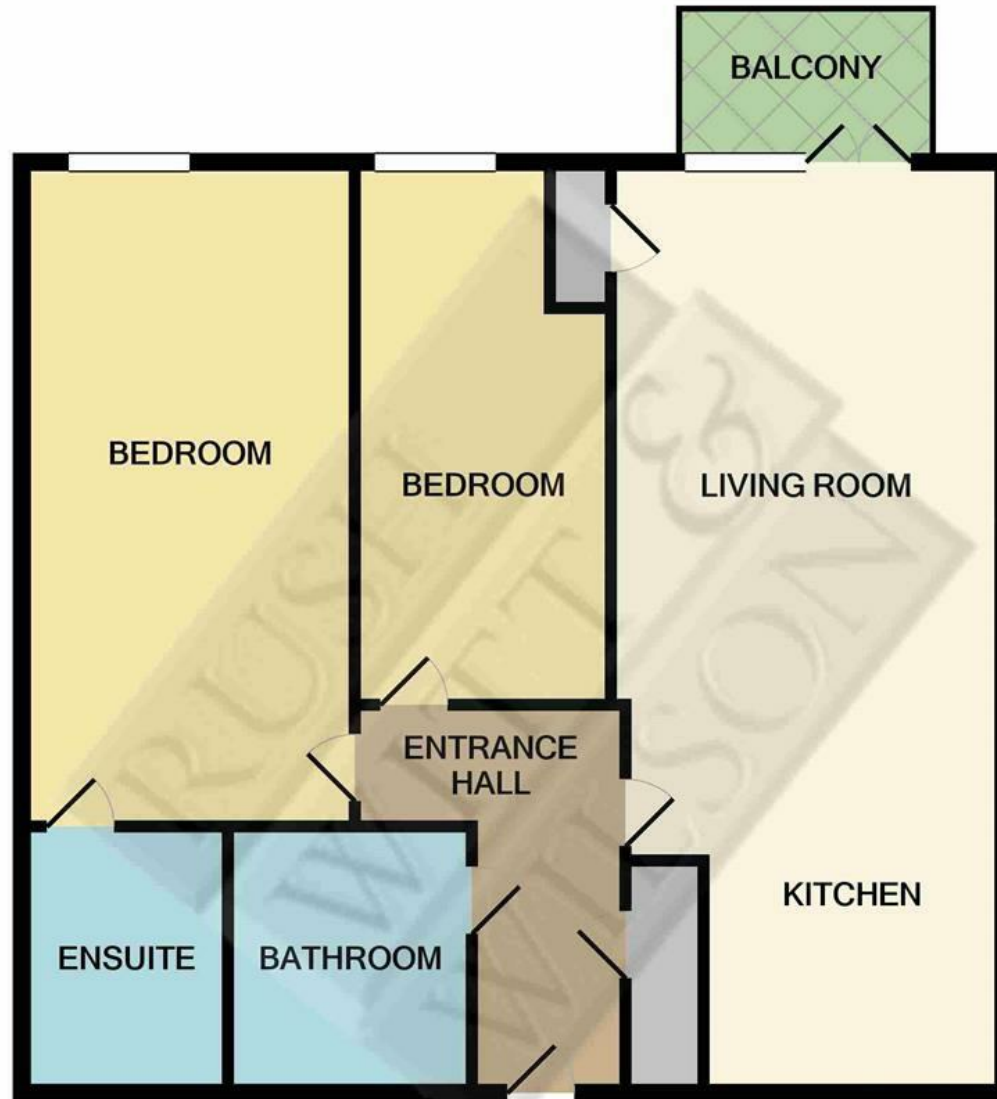
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4. VAT: The VAT position relating to the property may change without notice.

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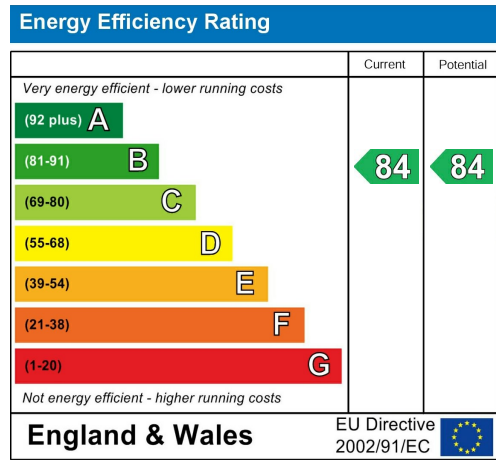
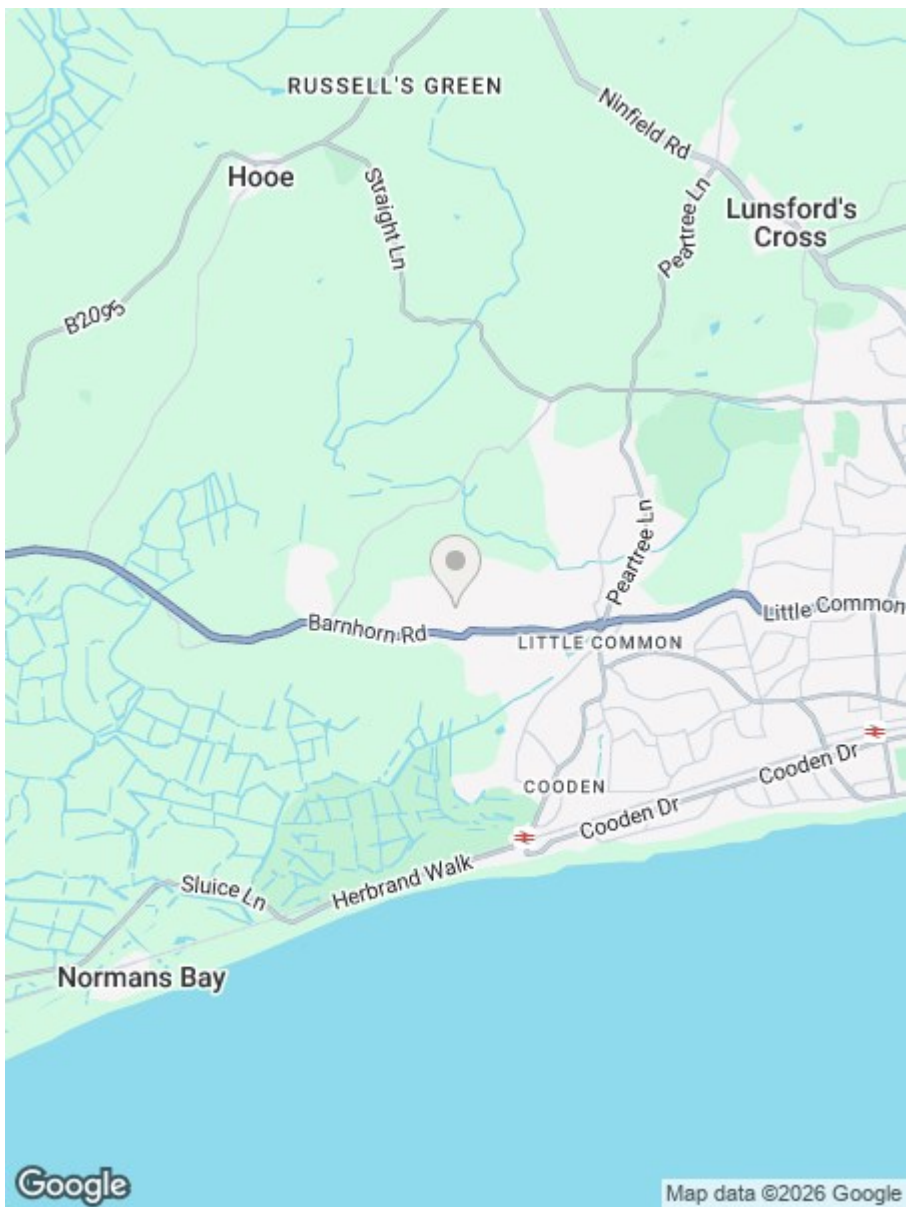




TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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