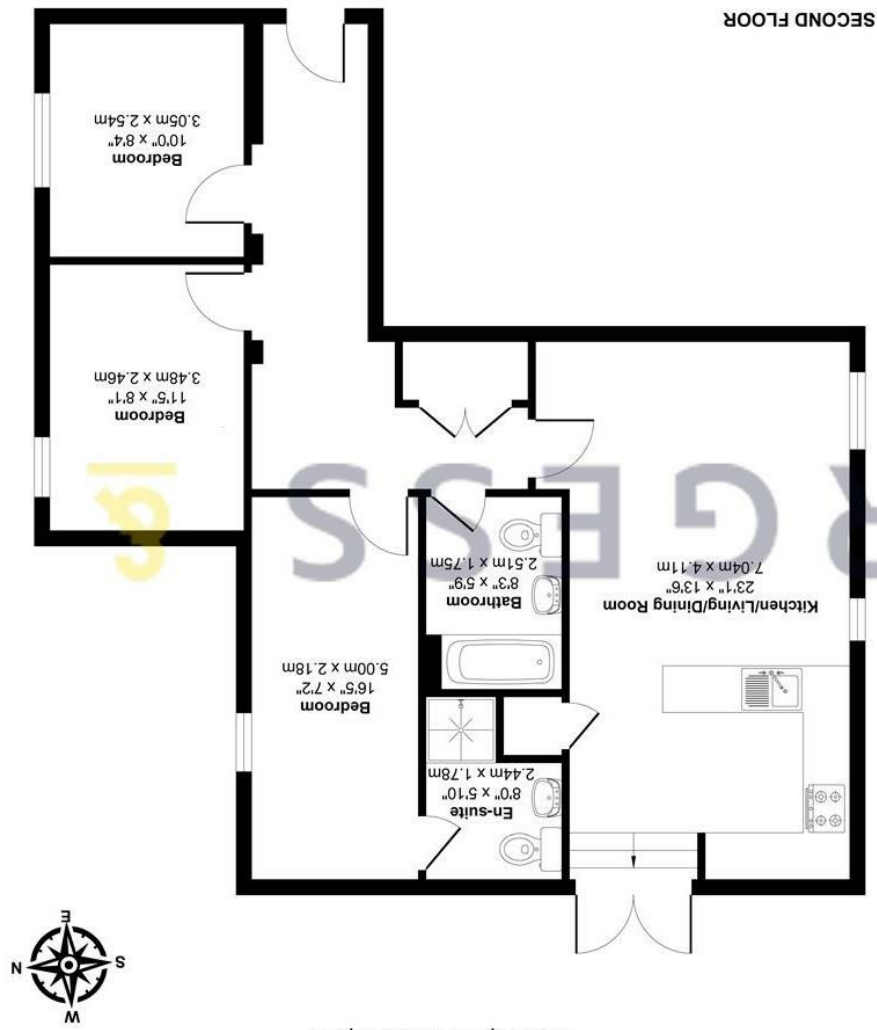




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**St James's House**  
 Approximate Gross Internal Floor Area  
 850 sq. ft / 78.96 sq. m

**BURGESS & CO.**  
 01424 222255

Flat 9 St. James House, James Walk, Bexhill-On-Sea, TN40 2JZ

£285,000 Leasehold



01424 222255

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this bright and spacious three bedroom second floor converted flat for the over 55's, located in an attractive setting surrounded by communal gardens. Situated within close proximity to Ravenside Retail Park and Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront. The property allows for flexible accommodation and is currently arranged to provide an entrance hall, a living room/kitchen with small staircase giving access to a roof terrace, a main bedroom with en-suite shower room, two further bedrooms one currently being used as a dining room and a bathroom. The property additionally benefits from high ceilings, electric underfloor heating, secondary glazing and entry phone system, along with communal parking. Viewing is highly recommended to appreciate all this apartment has to offer.

**Communal Entrance Hall**

With stairs & lift to all floor.

**Second Floor**

With private front door to

**Entrance Hall**

With entry-phone system, built-in storage cupboard.

**Living Room/Kitchen**

23'1 x 13'6

With twin secondary glazed windows enjoying a southerly aspect. Kitchen area comprising matching range of wall & base units, worksurfaces, inset sink unit, inset hob & oven, integrated fridge/freezer & dishwasher, under unit lighting, built-in cupboard. Secondary glazed door to

**Sun Terrace**

Please note the roof terrace does not legally belong to the flat but it has sole access and use of this area giving the apartment an added benefit of private outside space,

**Bedroom One**

16'5 x 7'2

With thermostatic controlled underfloor heating, secondary glazed window, door to:

**En-suite Shower Room**

8'0" x 5'10"

Comprising shower cubicle, wash hand basin, concealed low level WC, heated towel rail, part tiled walls, extractor fan.

**Bedroom Two**

11'5 x 8'1

Currently being used as a dining room with thermostatic controlled underfloor heating, secondary glazed window.

**Bedroom Three**

10'0 x 8'4

With thermostatic controlled underfloor heating, secondary glazed window.

**Bathroom**

8'3 x 5'9

Comprising panelled bath with shower attachment over, low level WC, heated towel rail, extractor fan.

**NB**

There is the remainder of a 125 year Lease from 25 March 2006. The ground rent is £250 per annum and the service charge is approximately £249.39 per calendar month which covers; building insurance, lift maintenance, fire alarm maintenance, cleaning and lighting of common parts, general repairs to the building and contribution towards a sinking fund.

There is an AGE RESTRICTION OF 55 YEARS and again we have been advised that although the roof terrace does not legally belong to the flat the owners of Flat 9 have sole access and use of this area. There is the right to park one car per flat to the front of the development. Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

