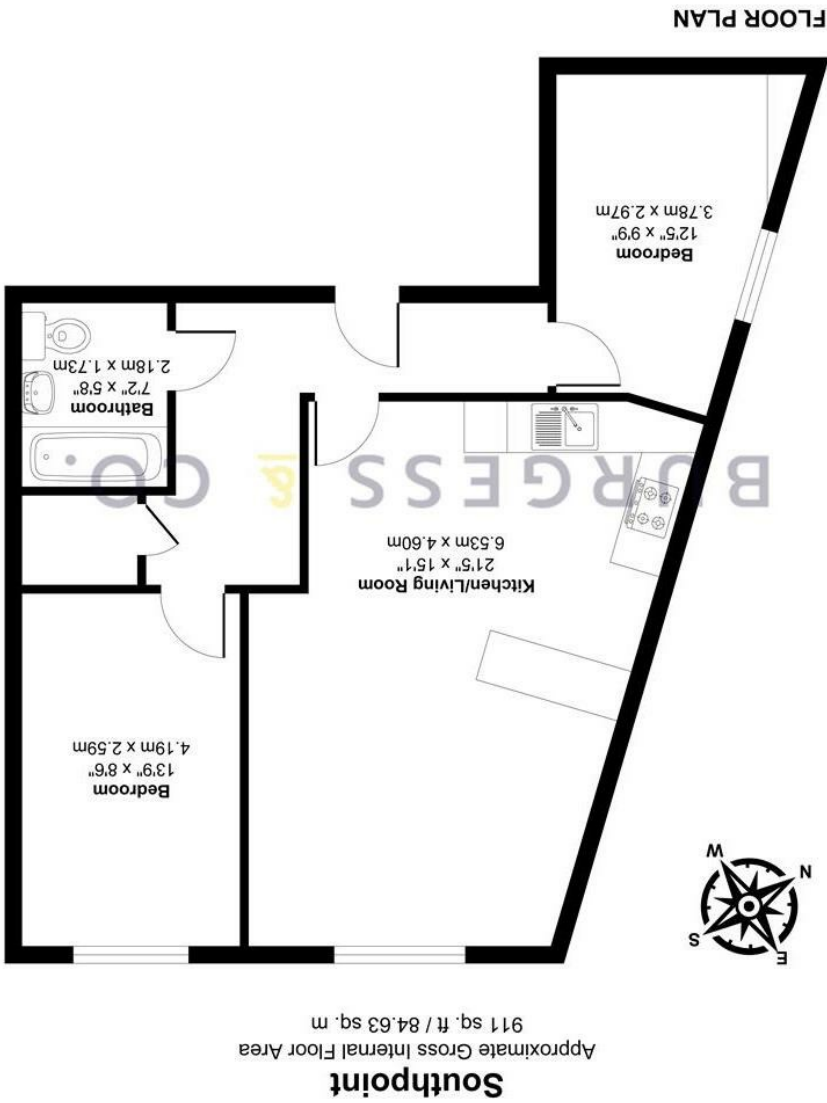


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BURGESS & CO.
01424 222255

39 Southpoint, Buckhurst Road, Bexhill on Sea, TN40 1FD

£142,500 Leasehold



****75% SHARED OWNERSHIP**** Burgess & Co are delighted to bring to the market this spacious & well presented two bedroom first floor apartment, forming part of a purpose built block. Situated close to Bexhill Town Centre with its array of amenities, restaurants, bus services, mainline railway station and the seafront. The accommodation comprises an entrance hall, an open plan living room with fitted kitchen, two double bedrooms, and a modern bathroom. Further benefits include gas central heating, double glazing and an **ALLOCATED PARKING SPACE** in the private car park. Viewing recommended by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs/lift to

First Floor

With private front door to

Entrance Hall

With entry-phone system, fitted storage cupboard.

Open Plan Living Room/Kitchen

21'5 x 15'1

With radiator, double glazed window. Kitchen area comprising matching range of wall & base units, worksurface, tiled splashbacks, inset stainless steel sink unit, fitted gas hob with extractor hood over, fitted oven under, integrated fridge/freezer, free standing washing machine, breakfast bar area.

Bedroom One

13'9 x 8'6

With radiator, double glazed window.

Bedroom Two

12'5 x 9'9

With radiator, double glazed window.

Bathroom

7'2 x 5'8

Comprising bath with shower over & screen, low level w.c, pedestal wash hand basin, partly tiled walls, extractor fan.

Parking

There is an allocated parking space in the private car park.

NB

There is the remainder of a 125 year Lease (less three days) from and including 2 December 2014. We have been advised that the service charge & ground rent costs are approx. £267 per month. Council tax band: C

Energy Efficiency Rating

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

