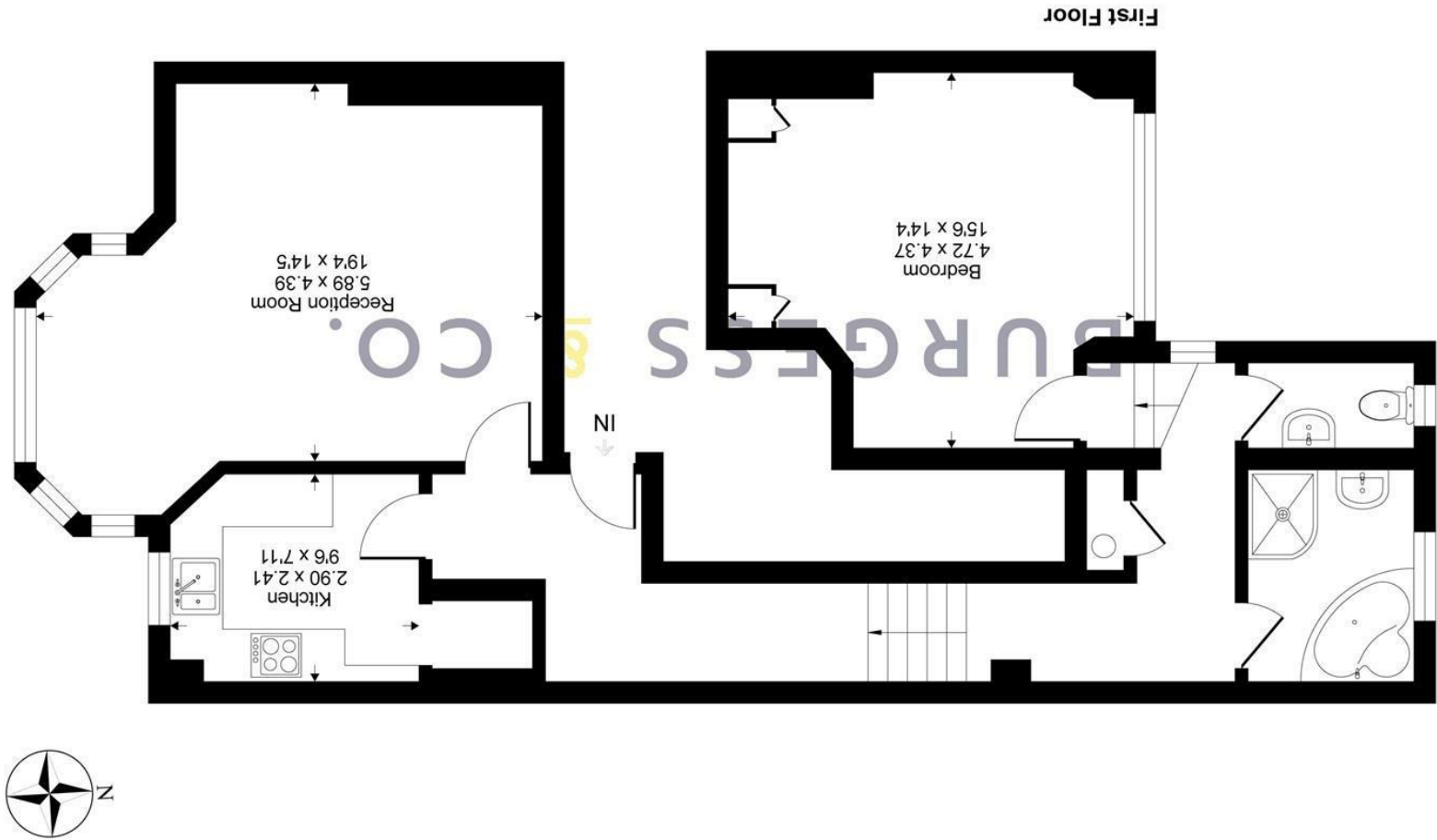


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURGESS & CO.
01424 222255

5 Newdigate House, Knole Road, Bexhill-On-Sea, TN40 1LQ

Offers Over £175,000 Leasehold
- Share of Freehold



Burgess & Co are delighted to present this large one bedroom first floor seafront flat, enjoying beautiful direct sea views and positioned in a well maintained Victorian building within a stones throw away from the town centre amenities, mainline railway station and shops. The property comprises fitted kitchen with pantry, fitted bathroom with separate shower cubicle, separate w.c, large double bedroom with fitted wardrobes and some lovely original features throughout. Further benefits include gas central heating, original sash windows, lift service to all floors and a small south facing communal garden. This property is a must see to appreciate its size and position. Viewing highly recommended by sole agents.

Communal Entrance Hall

Stairs to First Floor, private front door to

Entrance Hall

Split level with two radiators, airing cupboard.

Living Room/Diner

19'4 x 14'5
With radiator, cornices, space for table & chairs, floor to ceiling sashed windows with secondary glazing enjoying direct sea views.

Kitchen

9'6 x 7'11
Fitted with a matching range of wall & base units, worksurface with inset sink unit, integrated Bosch double oven, hob & extractor hood, integrated AEG washing machine, pantry/larder, sash window to the front enjoying sea views.

Bedroom

15'6 x 14'4
With radiator, cornices, fitted wardrobes, sash window overlooking the rear.

Bath/Shower Room

With corner bath with mixer tap, shower cubicle with electric Mira shower, pedestal wash hand basin, chrome towel rail, shaver point, window to the rear.

Separate W.C

With low level w.c, Glow Worm boiler, window to the rear.

Outside

South facing communal garden.

NB

We have been advised that there are 94 years remaining on the Lease, and upon completion the lease will be extended and updated (share of Freehold). The service charge is £1,012.22 a quarter, which includes cleaning of shared spaces, communal garden maintenance and water rates but there is also an on-going schedule of major works on all the flats in Knole Road, restoring the exterior brickwork, paintwork, guttering and roof, this

costs an extra £627.11 a quarter and will remain for the foreseeable future. Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

