



Homehill House Cranfield Road, Bexhill-On-Sea, TN40 1PZ

£80,000

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# Homehill House Cranfield Road

Bexhill-On-Sea, TN40 1PZ

- RETIREMENT FLAT
- LIVING ROOM/DINING ROOM
- SHOWER ROOM
- GARDENS/PATIO
- EXCELLENT ORDER
- ONE BEDROOM
- KITCHEN
- RESIDENTS CAR PARK
- COMMUNAL FACILITIES
- OVER 60S COMPLEX

Abbott and Abbott are offering for sale this very well presented one bedroom second floor purpose built retirement flat situated in a popular block adjacent to the town centre and only a few minutes walk from the seafront.

The property has recently been redecorated and has newly laid carpets .

There is double glazing/electric heating and updated kitchen/shower room facilities.

The complex has a site manager, residents lounge, guest suite and laundry, and passenger lift

The residents can use the communal patio and lawned areas and there is a residents car park.

Occupancy is for residents aged 60 +



## ENTRANCE HALL

**LIVING ROOM** 12'10" x 11'10" (3.92 x 3.63)

**KITCHEN** 6'10" x 5'2" (2.1 x 1.6)

**BEDROOM** 16'0" x 8'5" (4.9 x 2.59)

## SHOWER ROOM

## COMMUNAL FACILITIES

## COMMUNAL GARDENS

## RESIDENTS CAR PARK

**OUTGOINGS - SERVICE CHARGE - APPROX £4000 PA**

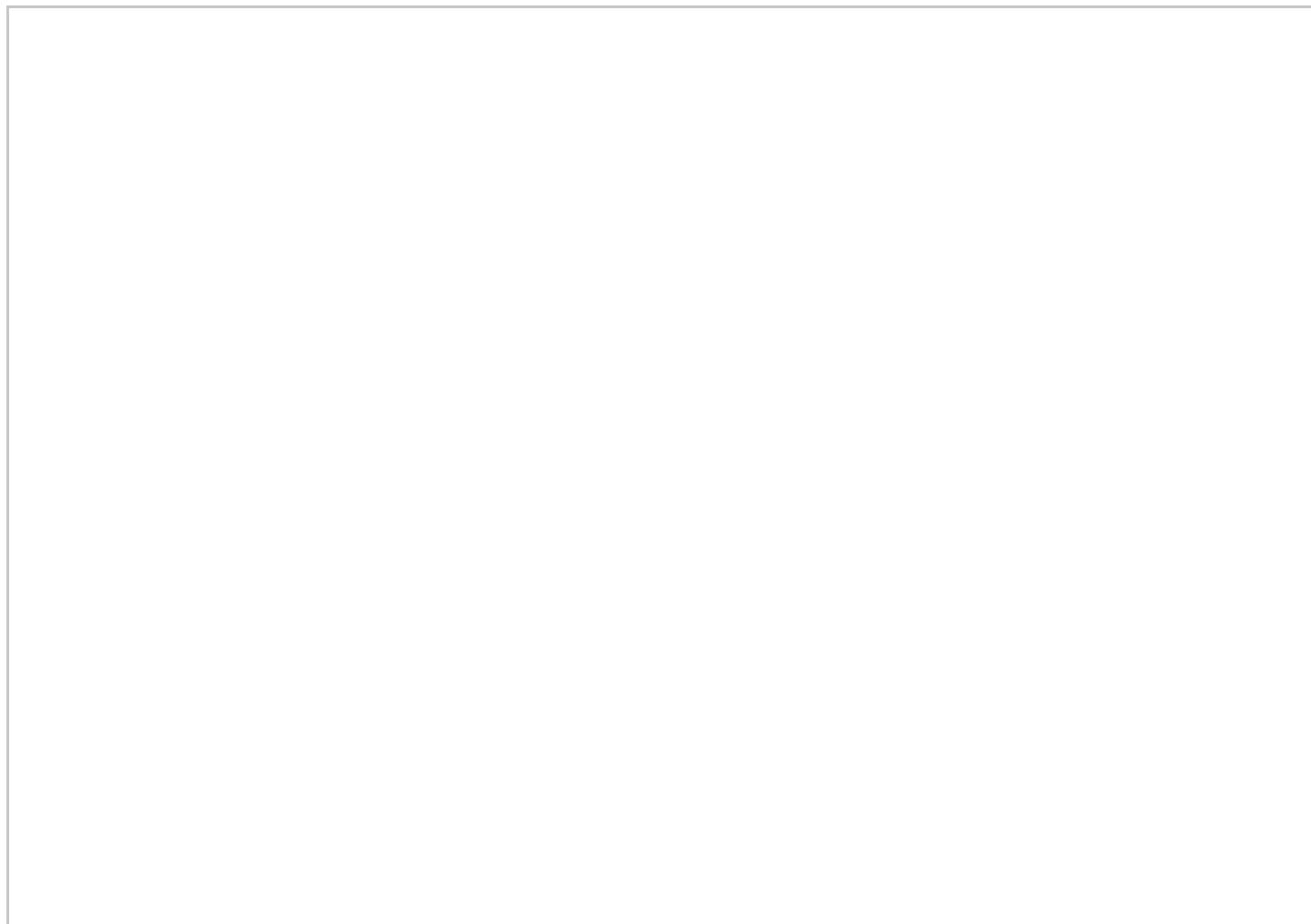
**LEASE - 65 YEARS REMAIN**

**GROUND RENT £200 PA**

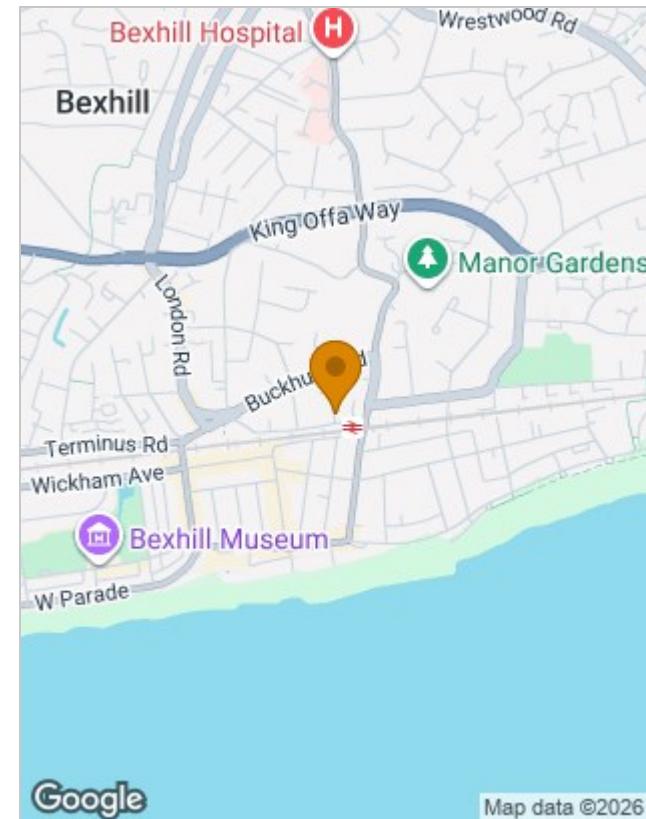




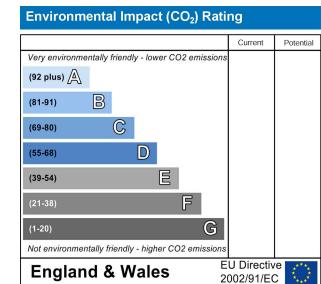
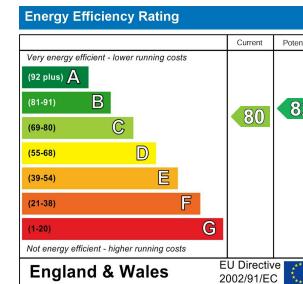
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.