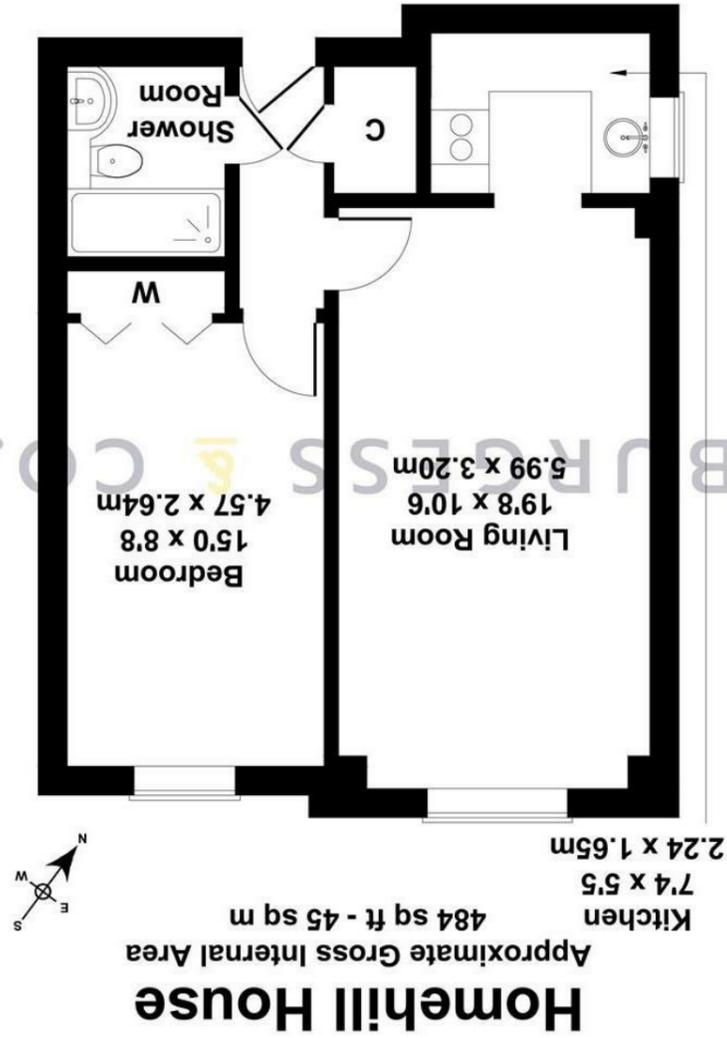


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**BURGESS & CO.**  
01424 222255

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

£64,950 Leasehold



**01424 222255**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this well presented one bedroom first floor purpose built retirement flat, ideally located within walking distance of bus services, mainline railway station and all the amenities in Bexhill Town Centre, as well as the seafront. The accommodation comprises a 19'8 living room with rooftop views, a fitted kitchen, a large double bedroom and a shower room/w.c. Further benefits include electric heating, double glazing and an entry phone system. Homehill House itself offers a number of additional facilities such as a communal residence lounge, laundry room, guest suite, 24hrs emergency pull cord system, on site manager and being set within well kept communal grounds. The property has the added benefit of residents parking requiring a yearly permit, subject to availability. Cash Buyers Only. Viewing is highly recommended.

**Communal Entrance**

With stairs and lift leading to all floors.

**First Floor**

With private front door to

**Entrance Hall**

With 24hr emergency pull cord, entry-phone system, large storage cupboard housing consumer unit, electric meter & cylinder.

**Living Room**

19'8 x 10'6

With 24hr emergency pull cord, two wall lights, electric heater, double glazed tilt & turn window to the side with rooftop views. Archway to

**Kitchen**

7'4 x 5'5

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks,

space for cooker, space for fridge/freezer, 24hr emergency pull cord.

**Bedroom**

15'0 x 8'8

With electric heater, 24hr emergency pull cord, fitted wardrobes, double glazed tilt & turn window with rooftop views.

**Shower Room**

Comprising heated towel radiator, double shower cubicle with seat & Mira electric shower, low level w.c, vanity unit with inset wash hand basin, vanity mirror, electric heater, extractor fan, 24hr emergency pull cord.

**NB**

There is the remainder of a 99 year Lease from 1 September 1982. We have been advised that the service charge is £2,803.82 per annum and the

ground rent is £449.25 half yearly. All residents have to be 60 years old or over. Homehill House benefits from communal facilities including a guest suite, communal lounge with access to patio garden and laundry room. Council tax band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>83</b>
(69-80) <b>C</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 	

