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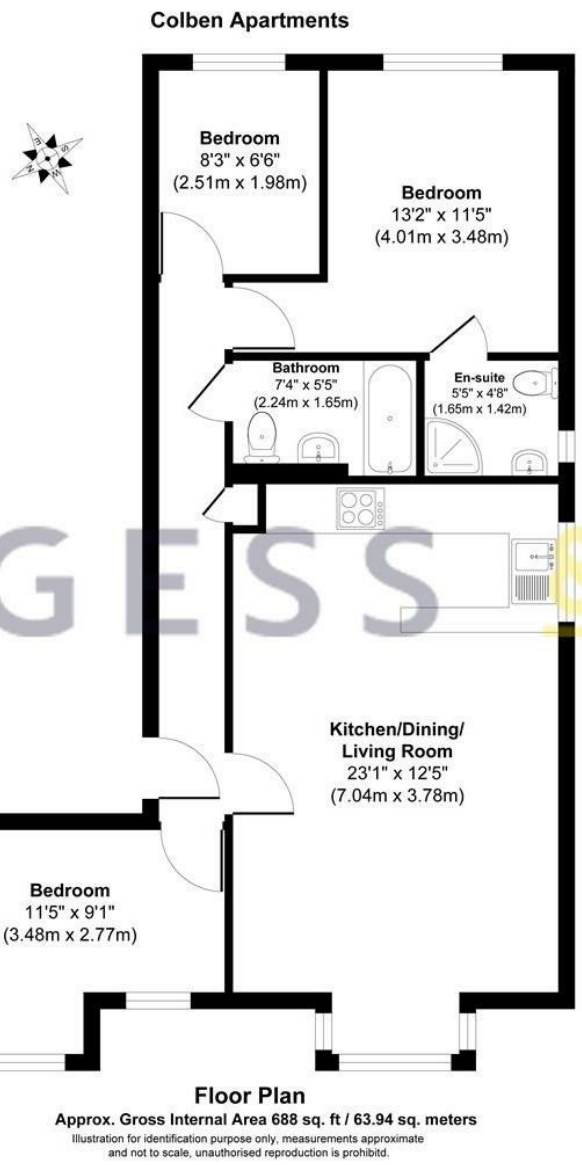


BURGESS & CO.

Flat 8 Colben Court, Rafati Way, Bexhill-On-Sea, TN40 2EX

£179,950 Leasehold

01424 222255



Floor Plan

Approx. Gross Internal Area 688 sq. ft / 63.94 sq. meters

Illustration for identification purpose only, measurements approximate and not to scale, unauthorised reproduction is prohibitd.

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****CHAIN FREE** Burgess & Co are delighted to present to the market this bright and spacious three bedroom first floor apartment forming part of this well-maintained purpose-built block of just four apartments. Located in a quiet residential area, ideally situated within close proximity to local bus services, Bexhill Hospital, Bexhill Old Town and Bexhill Town Centre with shopping facilities, restaurants, mainline railway station and the seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a 23'1ft open plan living room/kitchen, a main bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property is well presented having been recently re-decorated with new carpet throughout and further benefits include gas central heating, double glazing and an allocated parking space. To be sold chain free with vacant possession. Viewing is considered essential to fully appreciate all this property has to offer.**

Communal Entrance Hall

With stairs to

First Floor Landing

With private front door to

Entrance Hall

With radiator, entry-phone system, fitted cupboard.

Living Room/Kitchen

23'1 x 12'5

With radiator, double glazed box bay window to the front. Kitchen area comprising matching range of wall & base units, worksurface, tiled splashback, inset sink unit, inset four ring gas hob with extractor hood over, fitted double oven, integrated washing machine, dishwasher & fridge/freezer, inset ceiling spotlights, tiled flooring, double glazed window to the side.

Bedroom One

13'2 x 11'5

With radiator, double glazed window to the rear. Door to

En-suite Shower Room

5'5 x 4'8

Comprising corner shower cubicle, low level w.c, pedestal wash hand basin, partly tiled walls, tiled floor, heated towel radiator, double glazed frosted window to the side.

Bedroom Two

11'5 x 9'1

With radiator, two double glazed windows to the front.

Bedroom Three

8'3 x 6'6

With radiator, double glazed window to the rear.

Bathroom

7'4 x 5'5

Comprising bath with shower over, pedestal wash hand basin, low level w.c, tiled walls & floor, heated towel rail, extractor fan.

Parking

There is an allocated parking space.

NB

There is the remainder of a 125 year Lease from 9 January 2006. We have been advised that the service charge is £2066.26 per year (payable half yearly) and the ground rent is £75.00 per annum. Council tax band: C

