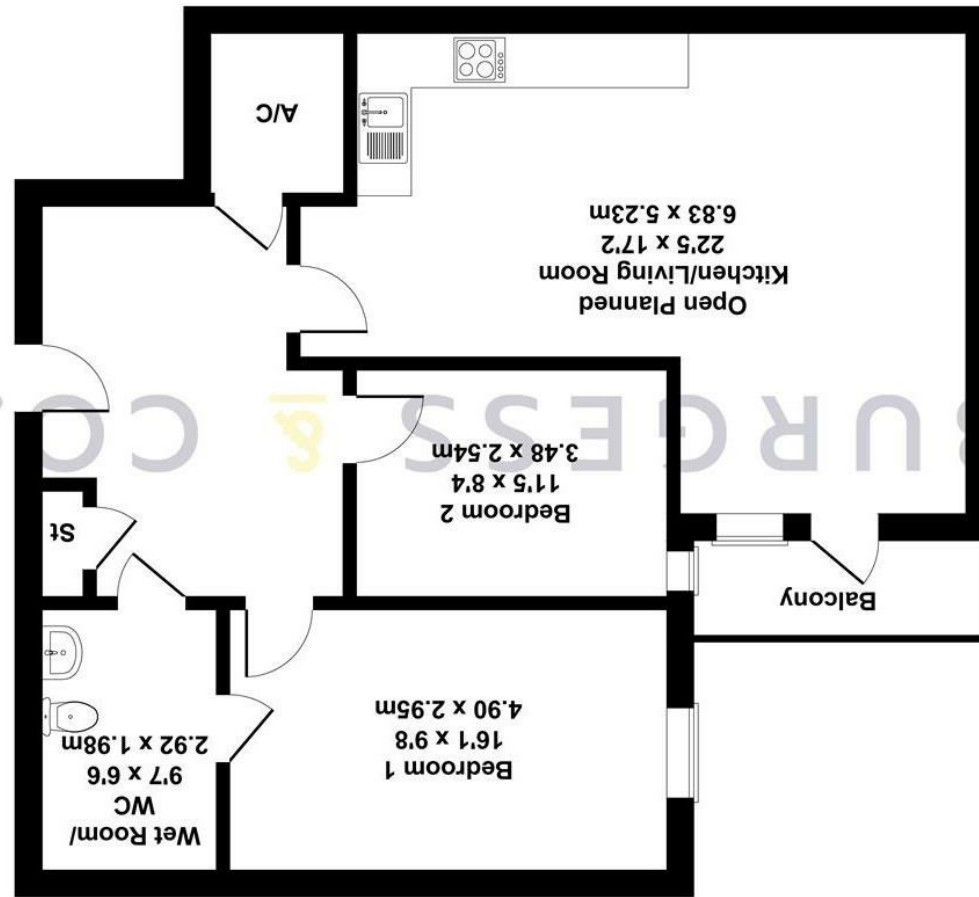




For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2023

GROUND FLOOR



Approximate Gross Internal Area
864 sq ft - 80 sq m

Buxton Drive

BURGESS & CO.
01424 222255

25 The Orangery, Buxton Drive, Bexhill-On-Sea, TN39 4FA

£68,000 Leasehold



01424 222255

****40% SHARED OWNERSHIP**** Burgess & Co are delighted to bring to the market this well-presented purpose built ground floor flat with BALCONY, forming part of this retirement development that was built in 2016 for residents over the age of 55. This impressive property comprises entrance hall, open plan living room with fully fitted kitchen and access to a private balcony, two double bedrooms and Jack & Jill wet room/w.c. Benefits include disabled access, emergency pull cords, electric heaters and double glazing. This wonderful development has many communal facilities such as residents cafe, residents lounge, mobility scooter store, on-site hairdresser (at an additional cost), 24 hour/7 days a week on-site care team and there is a meal service included in the service charges. To be sold chain free. Viewing recommended.

Communal Entrance Hall

With private front door to

Entrance Hall

With entry-phone system, emergency pull cord, storage cupboard housing electric meter & consumer unit, airing cupboard with electric heater.

Open Plan Living Room

22'5 x 17'2 max

L-shaped with electric heater, inset ceiling spotlights, double glazed window & door leading to decked Balcony with glass balustrades.

Kitchen Area

Comprising matching range of wall & base units, work surface with inset stainless steel sink unit with mixer tap, fitted Zanussi electric hob with extractor hood over, fitted eye level Zanussi oven, integrated Zanussi fridge & freezer, under counter lights, integrated Zanussi washer/dryer, extractor fan, inset ceiling spotlights.

Bedroom One

16'1 x 9'8

With electric heater, door to Wet Room, double glazed window to the rear.

Bedroom Two

11'5 x 8'4

With electric heater, double glazed window to the rear.

Jack & Jill Wet Room

9'7 x 6'6

Comprising walk-in shower unit with curtain, low level w.c, wall mounted wash hand basin with tiled splashback, chrome electric towel radiator, extractor fan, vanity mirror & light, inset ceiling spotlights, emergency pull cord.

NB

We have been advised that you can purchase up to 75% of this property and that the total market value is £180,000, of which we are currently selling 40% being £72,000. There is the remainder of a 125 year Lease

from 14-08-2017 and the monthly rental is £347.03 with a monthly service charge of £620.06 (includes a meal charge of £199.27). Charges are subject to annual reviews on the first of April each year. Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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 