

BURGESS & CO. 5 Cloister Court, Brassey Road, Bexhill on Sea, TN40 1LF

£189,950



A delightful and nicely presented two double bedroom second floor purpose built flat situated in this popular location just off Bexhill seafront and within walking distance of Bexhill Town Centre with its many amenities and mainline railway station. The property offers bright and spacious accommodation throughout and enjoys many benefits including being double glazed, having gas boiler and radiators, lounge/diner, kitchen, bathroom, separate WC, two double bedrooms and angled sea views.

Communal front door leading to:

Communal Entrance Hall

with stairs leading to second floor landing, private front door leading to:

Entrance Hall

with built-in airing cupboard housing hot water cylinder with wooden slatted shelving above, further built-in storage cupboard with hanging rail, door to cupboard housing electric fuse box and meter.

Lounge/Diner

22'11 x 17'3 (6.99m x 5.26m)

enjoying a pleasant south westerly aspect, attractive electric fire and surround, inset spotlighting, two radiators, door to:

Kitchen

10'7 x 8'10 (3.23m x 2.69m)

with 1½ drainer stainless steel sink unit with mixer taps and having cupboards under, range of work surfaces with drawers and cupboards under, range of wall mounted shelved storage cupboards, integrated Bosch electric oven with four ring gas hob and

extractor hood above, space and plumbing for washing machine, space for fridge-freezer, door to larder cupboard with shelving and wall mounted gas boiler, inset spotlighting, partly tiled walls.

Bedroom 1

12'7 x 14'6 (3.84m x 4.42m)

with angled sea views, built-in wardrobe with hanging and shelving, radiator.

Bedroom 2

13'4 x 10'5 (4.06m x 3.18m)

with angled sea views, built-in wardrobe with hanging and shelving and further storage above, radiator with decorative cover.

Bathroom

with suite comprising panelled bath with shower attachment and glass screen above, pedestal wash hand basin with mixer tap, tiled walls, radiator.

Separate WC

with low level WC.

Outside:

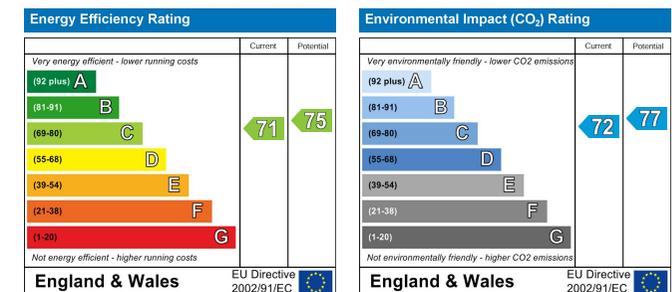
The property is set within well-kept communal grounds.

NB:

We have been verbally advised by the vendor that the lease is 99 years from 25th December 1998 and the maintenance charge is approximately £610 per annum.

Directions:

Proceeding from our office in an easterly direction along Endwell Road at the junction turn right, then second left into Cantelupe Road, first right into Brassey Road where the property will be found immediately on the right hand side.







INFO@BURGESSANDCO.CO.UK
WWW.BURGESSANDCO.CO.UK

BEXHILL OFFICE
3 DEVONSHIRE SQUARE
BEXHILL-ON-SEA
EAST SUSSEX
TN40 1AB
01424 222 255

LITTLE COMMON SALES OFFICE
29 COODEN SEA ROAD
LITTLE COMMON
EAST SUSSEX
TN39 4SJ
01424 844 000

LETTINGS OFFICE
27 COODEN SEA ROAD
LITTLE COMMON
EAST SUSSEX
TN39 4SJ
01424 533 555

Please note that although every care has been taken by Burgess & Co. Estate Agents, the description, information and dimensions set out in these details are for general guidance only and do not constitute in any way part of any offer or contract. Whilst Burgess & Co. believe these details to be correct, all purchasers must satisfy themselves by inspection or otherwise including appliances and services as these have not been tested.

