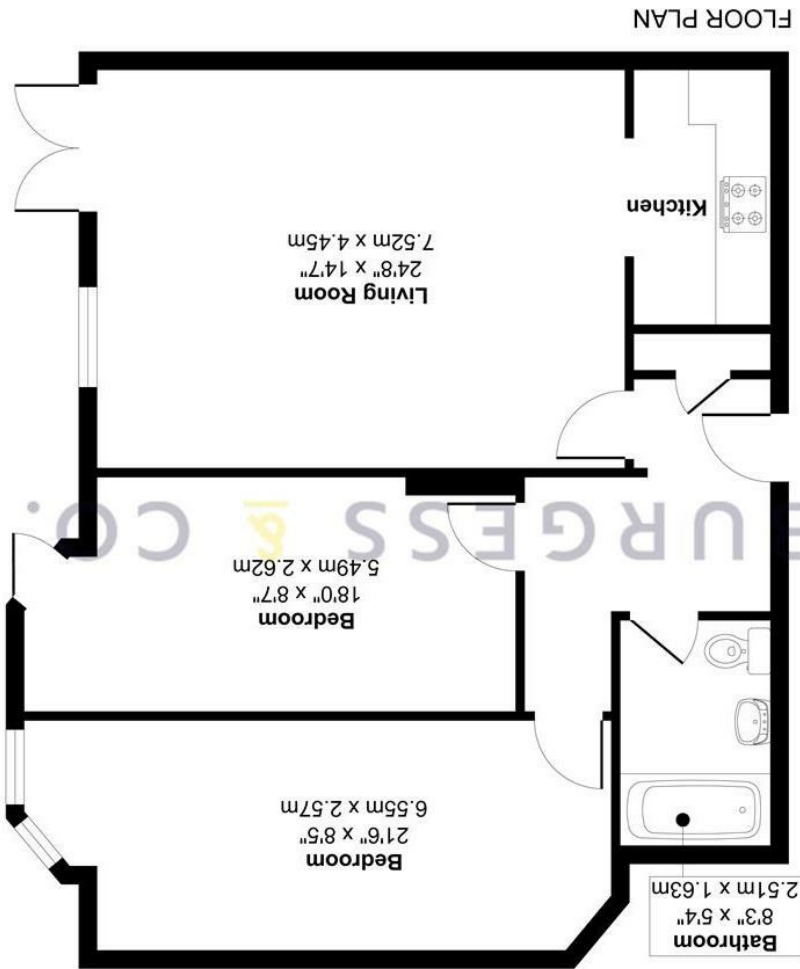




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BURGESS & CO.

Flat 6, 128, Dorset Road, Bexhill-On-Sea, TN40 2HT

Offers Over
£225,000 Leasehold



Burgess & Co are delighted to present to the market this bright and spacious flat, forming part of the ground floor of this charming converted period property. Ideally located being close to St Richards School, Bexhill College, Ravenside Retail Park and Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, and the seafront. The accommodation comprises an entrance hall, a large open plan living/dining room with access to the terrace balcony, a fitted galley kitchen, two DOUBLE bedrooms with access out onto the large terrace balcony, and a modern bathroom. The property is in immaculate condition throughout and benefits from large rooms, high ceilings, gas central heating and double glazing. To the outside there is a terrace balcony to the rear enjoying a southerly aspect & distant sea views and there is an allocated parking space. Viewing is highly recommended to appreciate all the potential this property has to offer.

Communal Entrance Hall

With entryphone system, private front door to

Entrance Hall

With entry-phone system, radiator, storage cupboard housing electric meter & consumer unit.

Living/Dining Room

24'8 x 14'7

With radiator, feature electric fireplace, fitted cupboards & shelving, double glazed window, double glazed French doors to

Balcony

With astro-turf flooring, cast iron balustrades, enjoying a southerly aspect with distant sea views.

Kitchen

Comprising matching range of modern wall, base & drawer units, worksurface, inset stainless steel ink unit, fitted electric hob with extractor hood over, fitted electric oven, space & plumbing for washing machine, space for standing fridge/freezer.

Bedroom One

21'6 x 8'5

With radiator, fitted cupboard housing Alpha combi boiler, two double glazed windows to the rear overlooking the balcony, enjoying a southerly aspect.

Bedroom Two

18'0 x 8'7

With radiator & decorative cover, double glazed window & door leading to the Balcony.

Bathroom

8'3 x 5'4

Comprising bath with shower over & screen, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, extractor fan.

Parking

There is an allocated parking space to the front of the property.

NB

There is the remainder of a 125 year Lease from 25

March 2020 and we have been advised that the service charges are approximately £1,080 per annum, the ground rent is £250 per annum, lets are allowed and pets with permission. Council tax band: A

