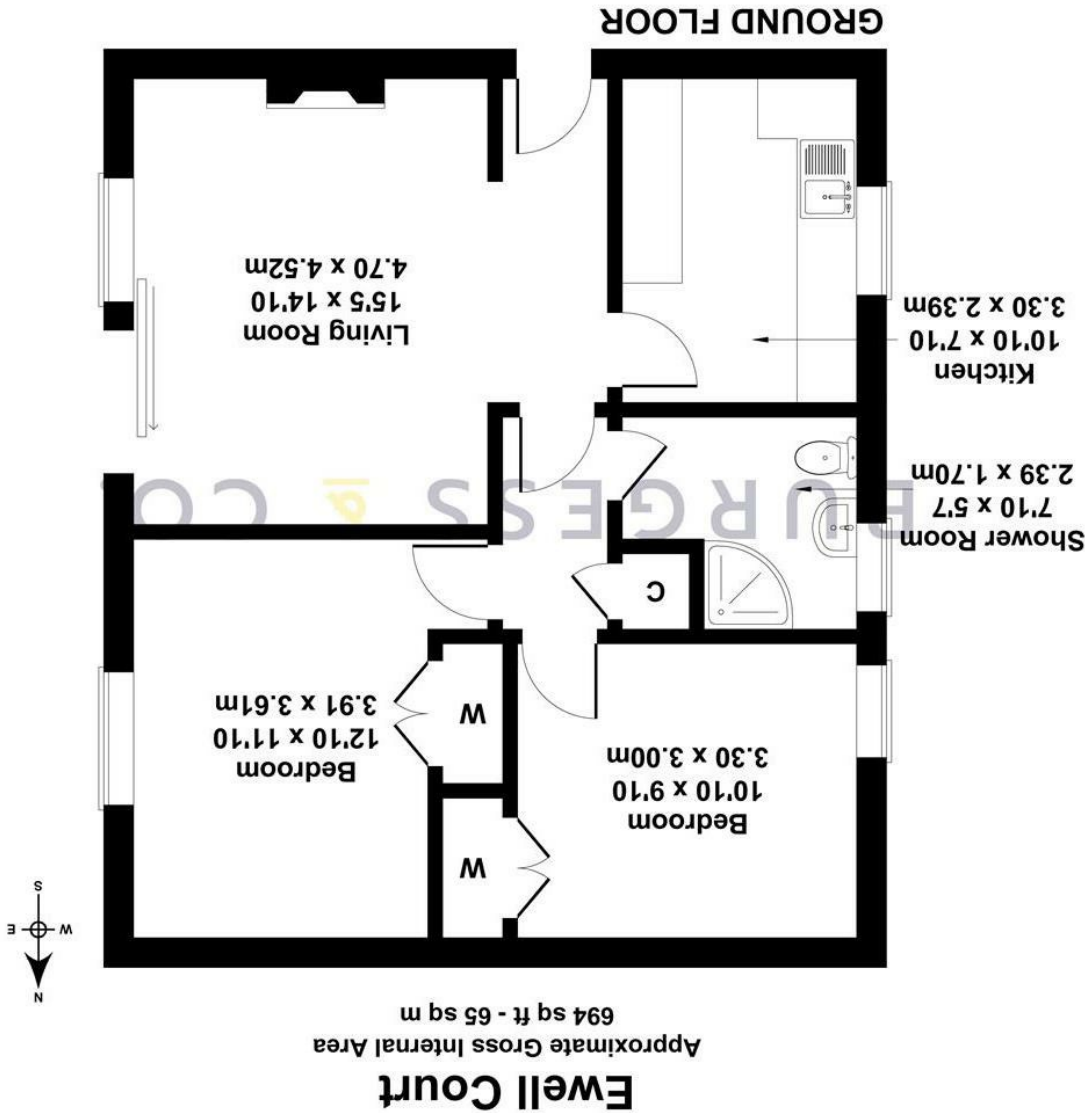




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BURGESS & CO. 3 Ewell Court, Sutton Place, Bexhill-On-Sea, TN40 1PA
01424 222255

Offers Over £200,000
Leasehold - Share of Freehold



Burgess & Co are delighted to bring to the market a particularly spacious two bedroom ground floor purpose built flat, which enjoys views across the communal lawns towards the English Channel. Ideally located you have easy access to Galley Hill, the promenade and the amenities of Bexhill Town Centre. In this well managed and maintained building, the property will be sold CHAIN FREE and is in need of full renovation. The accommodation comprises a good sized living room with sliding doors to the communal gardens, a kitchen, two double bedrooms and a shower room/w.c. The property additionally benefits from gas central heating and double glazing throughout. To the outside there are communal gardens and street permit parking. Viewing highly recommended to appreciate position and potential of this ground floor apartment opposite the seafront.

Entrance Hall

With radiator, entry-phone system, opening to

Living Room

15'5 x 14'10

With radiator, feature fireplace, double glazed sliding patio doors to the front enjoying sea views.

Kitchen

10'10 x 7'10

Comprising matching range of wall & base units, worksurface, inset sink unit, space for appliances, wall mounted boiler, double glazed window to the rear.

Inner Hall

With airing cupboard.

Bedroom One

12'10 x 11'10

With radiator, built-in wardrobe, double glazed window to the front enjoying sea views.

Bedroom Two

10'10 x 9'10

With radiator, built-in wardrobe, double glazed window to the rear.

Shower Room

7'10 x 5'7

Comprising corner shower cubicle with electric shower, low level w.c, pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to the rear.

Outside

There is a patio area directly outside the living room, enjoying views towards the seafront. There are also well maintained communal gardens being laid to lawn and parking is available on site.

NB

There is the remainder of a 999 year Lease from 25 December 1967 to include a Share of Freehold. The Freehold of the block is owned by a residents'

company 'SPRC Ltd' in which flat owners have a share. We have been advised that the service charges are approximately £1,930pa. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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

