

BURGESS



CO.

Flat 15 The Orangery, Buxton Drive, Bexhill-On-Sea TN39 4FA

75% Shared Ownership

£125,000



75% SHARED OWNERSHIP

A modern and beautifully presented purpose built second floor flat situated in this retirement development built in 2016 for residents over the age of 55. This delightful property offers many benefits including being double glazed, having gas central heating, modern fitted kitchen with built-in appliances, modern wet room/WC, separate WC, emergency pull cord systems, well-kept communal gardens and communal residents parking. The development has many communal facilities such as residents cafe which provides 5 meals per week, residents lounge, mobility scooter store, on-site hairdresser (at an additional cost), 24 hour 7 days a week on-site care team. The layout of the property would suit a wheelchair user.

Communal Entrance

with entry system.

Private Front Door

Entrance Hall

with door to good sized hallway cupboard, door to further storage cupboard, entry phone system.

Open Plan Living Room/Kitchen

23'2 x 11'8 (7.06m x 3.56m)

Living room area: with double glazed windows and door onto private area of patio, open outlook onto communal gardens, sunny aspect.

Modern Fitted Kitchen: with range of working surfaces, cupboards and drawers under also cupboards over, electric hob with extractor over, integrated electric oven, integrated tall fridge/freezer, integrated washer/dryer, one and a half drainer stainless steel sink unit with mixer taps over, spotlights,

Master Bedroom

11'4 x 16'1 (3.45m x 4.90m)

with double glazed windows overlooking communal gardens, sunny aspect, 'Jack and Jill' doors into :

Wetroom/WC

with disabled access, also disabled seating, shower area with curtain, low level WC, wash hand basin, chrome heated towel rail, double glazed frosted window to side, extractor.

Bedroom 2

12'11 x 7'8 (3.94m x 2.34m)

double glazed window with outlook over communal gardens,

Outside

the property enjoys communal gardens mainly laid to lawn with established shrub borders and various patio seating areas. The property has its own private area of patio and benefits from off road parking.

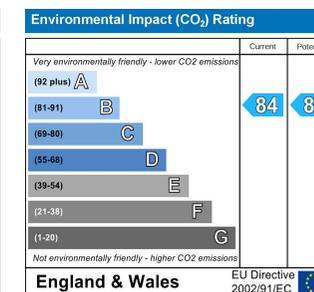
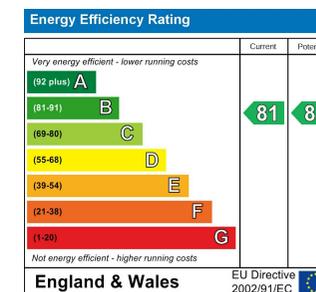
NB:

The property comes with the balance of a 125 year lease 10.06.2016.

There are a number of communal facilities within The Orangery, such as communal lounge with a raised decked balcony seating area, cafe/restaurant with 5 meals per week provided, hairdressers (at an

additional cost), 24 hour, 7 days a week care team on-site, communal residents parking on a first come first served basis and mobility scooter store. There is an age restriction of 55 years.

We have been advised that the service charge is £522 per month and this includes five meals per week for one person and the heating and hot water are also included.











FLOOR PLAN

COMING SOON

BURGESS & CO.

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.

