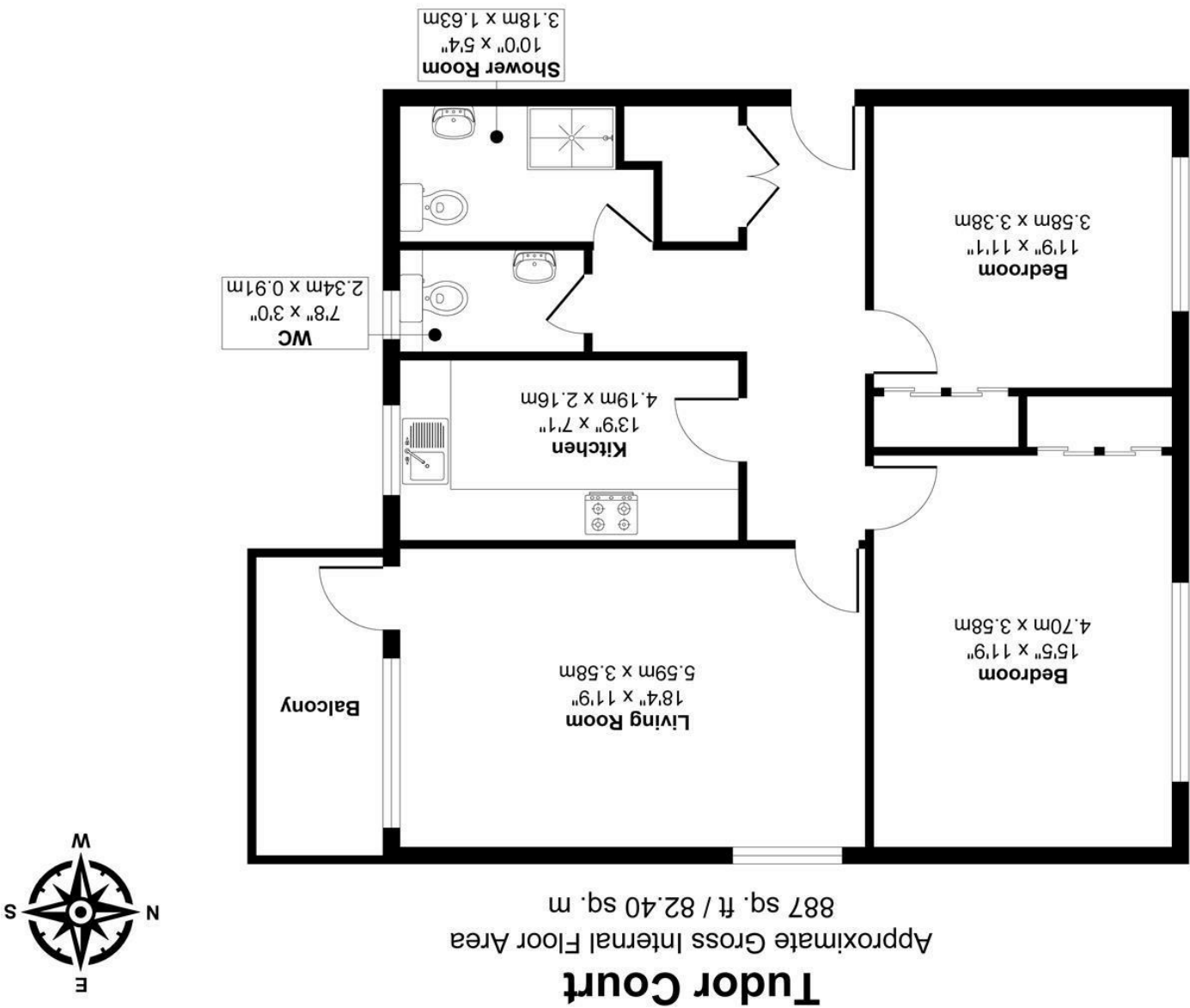




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BURGESS & CO. 9 Tudor Court, 50 Collington Avenue, Bexhill on Sea, TN39 3NE
01424 222255

Offers In Excess Of £225,000
Leasehold - Share of Freehold



Burgess & Co are delighted to bring to the market this bright and spacious top floor apartment forming part of this purpose built block. Ideally located being just over a mile from Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and the seafront. Bus services are nearby and Little Common Village is also just over a mile away with further shops, and Doctors surgery. The accommodation comprises a large entrance hall, an 18'4 living room with south facing balcony, a modern fitted kitchen, two extremely large DOUBLE bedrooms, a fitted shower room and a separate w.c. The property is considered to be immaculate condition throughout and benefits from gas central heating, double glazing and a garage located in a block. Viewing is essential to fully appreciate all that this quality property has to offer.

Communal Entrance

With entry-phone system, stairs to

Top Floor

With private front door to

Entrance Hall

With radiator, entry-phone system, fitted cupboard.

Living Room

18'4 x 11'9

With radiator, double glazed window to the side & front, double glazed door to Balcony enjoying a southerly aspect with far reaching views.

Kitchen

13'9 x 7'1

Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset 1 & 1/2 bowl sink unit, inset electric hob, fitted eye level double oven, space for standing fridge/freezer, breakfast bar area, double glazed window to the front enjoying a southerly aspect.

Bedroom One

15'5 x 11'9

With radiator, fitted wardrobes with sliding mirrored doors, double glazed window to the rear.

Bedroom Two

11'9 x 11'1

With radiator, fitted wardrobes with sliding mirrored doors, double glazed window to the rear.

Shower Room

10'0 x 5'4

Comprising shower cubicle, vanity unit with inset wash hand basin, shaver point, chrome heated towel radiator, laminate flooring, double glazed frosted window.

Separate W.C

7'8 x 3'0

Comprising low level w.c, vanity unit with inset wash hand basin, mirror, laminate flooring, radiator, double glazed frosted window.

Garage

There is a single garage located in a nearby block with up

& over door.

NB

There is the remainder of a 999 year Lease from 24 June 1968 to include a share of the Freehold. We have been advised that the service charges are approximately £2,000 per annum. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

