



BURGESS & CO. Flat 3 Lake House, Collington Lane West, Bexhill-On-Sea, TN39 3XB
01424 222255

Offers In The Region Of £289,950
Leasehold - Share of Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market a rare opportunity to acquire this bright and spacious ground floor apartment, situated in a quiet and sought after private residential close. Ideally situated being a short walk from Little Common Village with shops, bus services, and Doctors surgery. Bexhill Town Centre is circa two miles away with further shopping facilities, restaurants, mainline railway station and seafront. The accommodation comprises an entrance hall, a 23'6 living/dining room, a fitted kitchen, a conservatory, two DOUBLE bedrooms with the main benefitting from an en-suite shower/dressing room and a fitted family bathroom. The property benefits from gas central heating, double glazing, private enclosed patio areas, an allocated parking space and a share of the Freehold. Viewing is considered essential to appreciate all that this property has to offer.

Entrance Hall
With radiator.

Living/Dining Room
23'6 x 17'1
With two radiators, feature fireplace, two double glazed windows to the side, large double glazed window to the other side.

Kitchen
11'7 x 5'8
Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset sink unit, fitted gas hob, fitted eye level oven, space for washing machine, integrated dishwasher & fridge/freezer, radiator, wall mounted boiler, two double glazed windows to the side.

Conservatory
14'6 x 9'2
With light & power, fitted blinds, single glazed windows, single glazed door to both sides. Single glazed door to

Bedroom Two
12'9 x 11'7
With radiator, double glazed window overlooking the rear, double glazed window overlooking the courtyard.

Bedroom One
14'8 x 11'9
With radiator, double glazed window to the side & rear.

Dressing Room
With radiator, airing cupboard, double glazed window to the side.

En-suite Shower Room
Comprising corner shower cubicle, low level w.c, vanity unit with inset wash hand basin, radiator, partly tiled walls, double glazed frosted window to the rear.

Bathroom
8'4 x 7'8
Comprising bath with shower attachment, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.

Outside
There are two private courtyard areas as well as well kept communal gardens. There is also an allocated parking space.

NB
There is the remainder of a 125 year Lease from 1 July 1993 to include a share of the Freehold. We have been advised that the service charges are approximately £500 per half year. No pets allowed.. Council tax band: D

