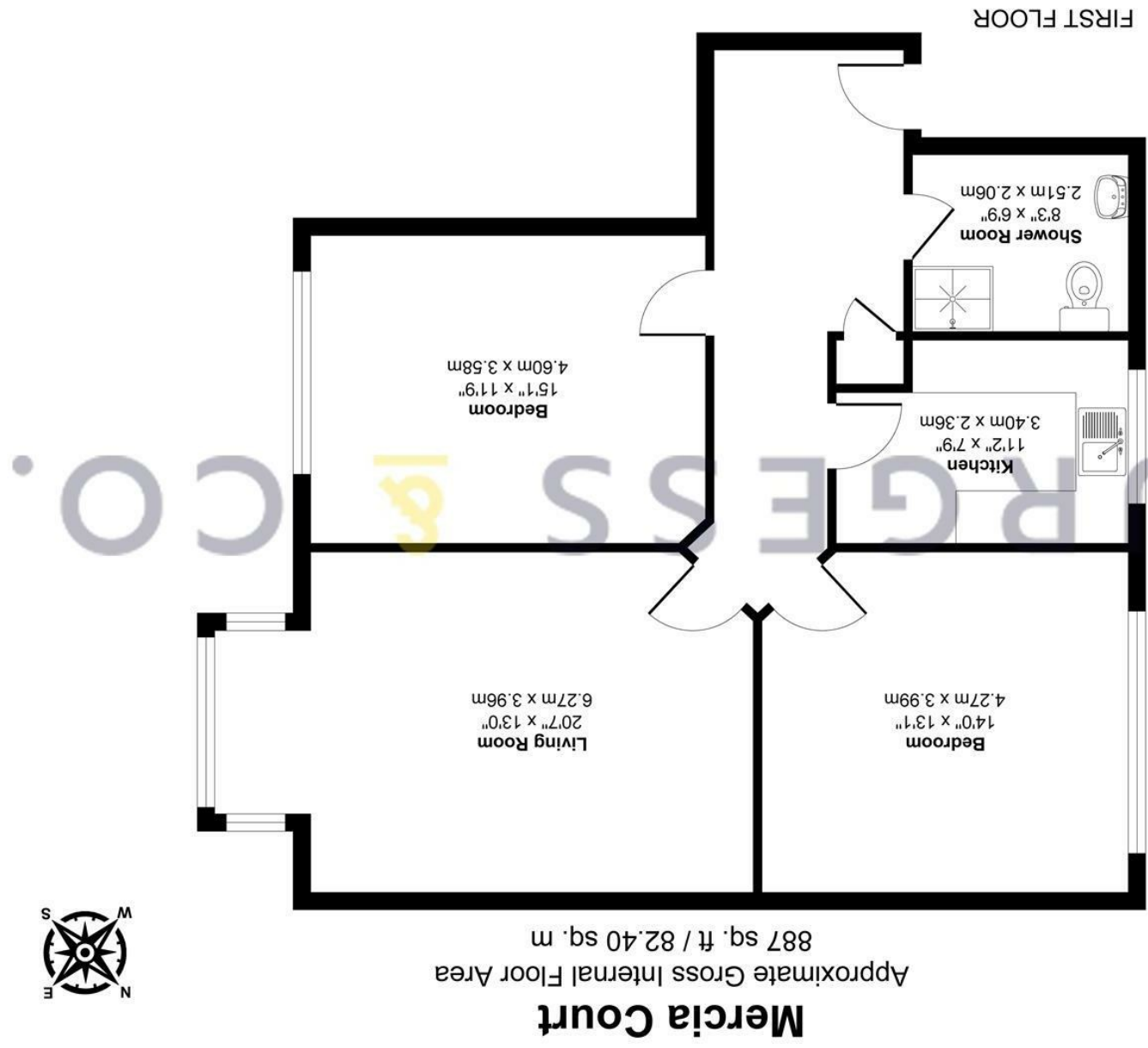




BURGESS & CO.
01424 222255

Flat 8 Mercia Court, Larkhill, Bexhill-On-Sea, TN40 1TY

£215,000 Leasehold -
Share of Freehold



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Burgess & Co are delighted to offer to the market this first floor apartment, forming part of this purpose built Larkin block. Located in a sought after area being with close proximity to Bexhill Town Centre with its range of shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The spacious accommodation comprises an entrance hall, a bay fronted living room with garden views, a fitted kitchen, two double bedrooms and a shower room. Further benefits include double glazing, gas central heating, an entry-phone system and lift access. Externally, there are well maintained communal gardens, a garage located in a nearby block, and visitors parking. The apartment comes with the remainder of a long Lease to include a share of Freehold and the service charge includes water rates, heating and hot water costs. Viewing highly recommended to fully appreciate the size and location of this property.

Communal Entrance Hall

With entry-phone system, lift access to all floors.

First Floor Landing

With private front door to

Entrance Hall

With entry-phone system, fitted cupboard.

Living/Dining Room

20'7 x 13'0
With two radiators, feature fireplace, double glazed box bay window enjoying views over the gardens.

Kitchen

11'2 x 7'9
Comprising matching range of wall, base & drawer units, worksurfaces, tiled splashbacks, inset sink unit, fitted gas hob, fitted eye level oven, space for washing machine & fridge/freezer, fitted cupboard, double glazed window.

Bedroom One

15'1 x 11'9
With radiator, double glazed window.

Bedroom Two

14'0 x 13'1
With radiator, double glazed window.

Shower Room

8'3 x 6'9
Comprising shower cubicle, pedestal wash hand basin, low level w.c, partly tiled walls, double glazed frosted window.

Garage

Located in a nearby block with up & over door.

Communal Gardens

There are well maintained communal gardens.

NB

There is the remainder of a 999 year Lease from 25 March 1973 to include a share of Freehold. We have

been advised that the service charges are £3,000 per year to include water rates, gas charges (central heating & hot water), all gardening maintenance, window cleaning, communal lighting, communal cleaning, lift maintenance and buildings insurance. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

