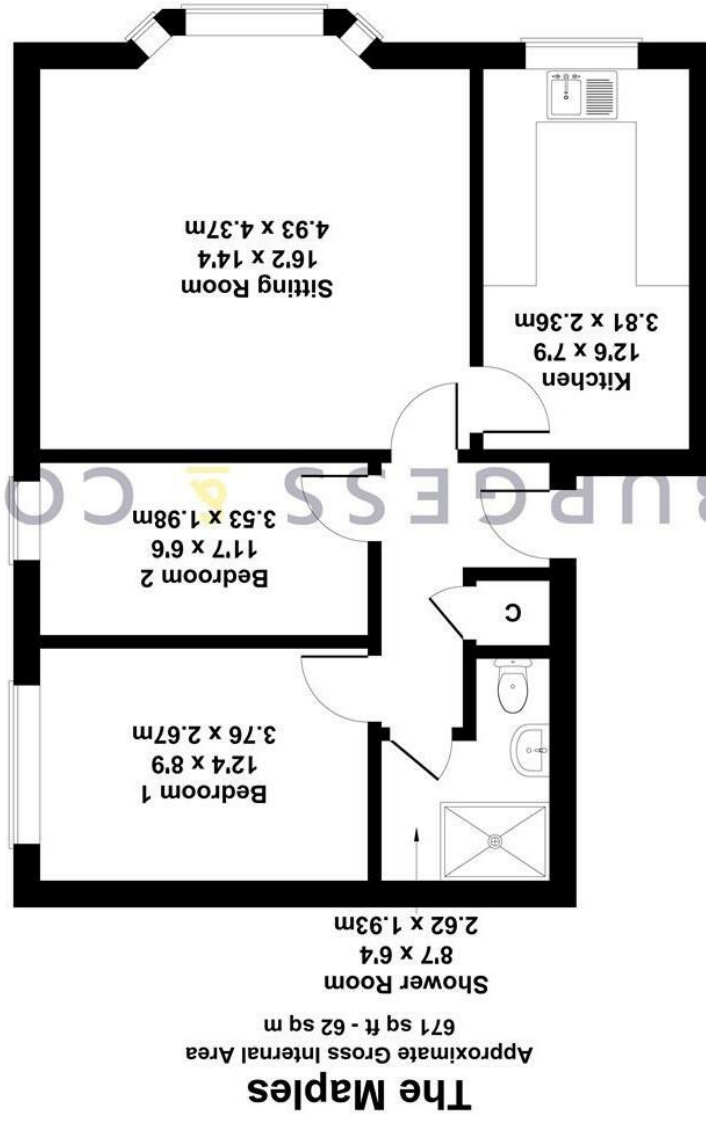


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BURGESS & CO.
01424 222255

Flat 4 The Maples, 31 Hastings Road, Bexhill-On-Sea, TN40 2HJ

Offers Over
£155,000 Leasehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to present to the market this bright and spacious purpose built first floor apartment, situated within walking distance of Bexhill Old Town & Bexhill Town Centre with its array of amenities, shops, restaurants, seafront and mainline railway station. The property comprises entrance hall, bay fronted sitting room/diner, fitted kitchen/breakfast room, two double bedrooms and fitted shower room. Further benefits include double glazed windows throughout and electric heating. To the outside there are well maintained communal gardens to both the front and rear as well as an allocated parking space also to the rear. Viewing comes highly recommended by vendors sole agents.

Communal Entrance Hall

Entrance Hall

With night storage heater, entry-phone system, airing cupboard.

Sitting Room

16'2 x 14'4

With night storage heater, double glazed bay window to the front with slight sea view.

Kitchen

12'6 x 7'9

Comprising wall & base units, worksurface, inset 1 & 1/2 bowl sink, tiled splashback, appliance space, space & plumbing for washing machine, double glazed window to the front with slight sea views.

Bedroom One

12'4 x 8'9

With night storage heater, double glazed window to the side.

Bedroom Two

11'7 x 6'6

With night storage heater, double glazed window to the side.

Shower Room

8'7 x 6'4

Comprising shower cubicle with handrails, partly tiled walls, low level w.c, pedestal wash hand basin.

Outside

There are well maintained communal gardens and an allocated parking space.

NB

There is the remainder of a 999 year Lease from 24 June 1994. We have also been advised that the service charge is £427.25 every six months, which includes ground rent. Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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 