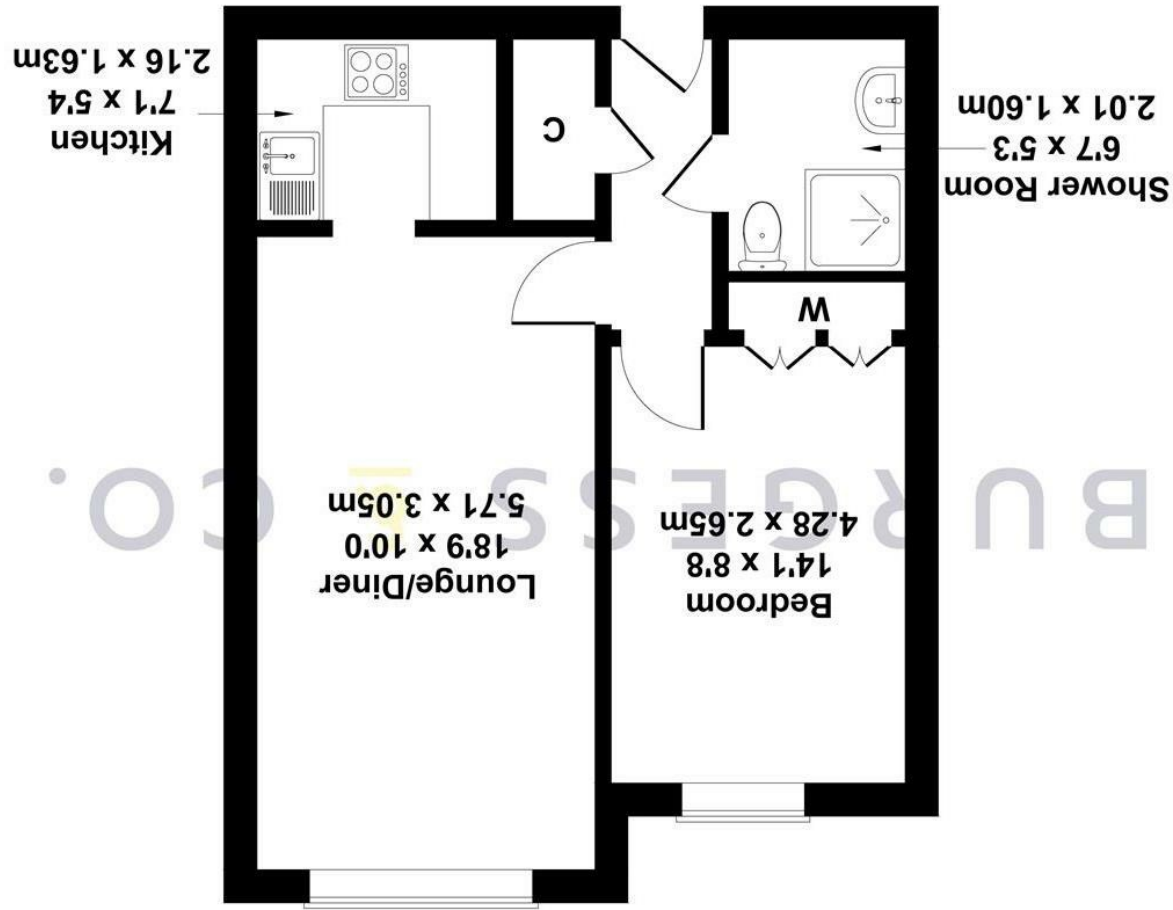




Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Approximate Gross Internal Area  
444 sq ft - 41 sq m  
**Homelawn House**

**BURGESS & CO.** 67 Homelawn House, Brookfield Road, Bexhill-On-Sea, TN40 1PN  
01424 222255

£99,950 Leasehold





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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this well presented one bedroom second floor retirement flat for over 55's, forming part of the highly sought after Homelawn House and overlooking the beautifully maintained communal gardens. Ideally located within easy access to Bexhill Town Centre with its many amenities as well as Ravenside Retail Park with its range of shopping facilities. This popular development is situated just off Bexhill's seafront and boasts a number of communal facilities such as communal lounge, laundry room, guest suites and a lift service to all floors. The property comprises entrance hall, large living room with open plan fitted kitchen, double bedroom and a modern fitted shower room/w.c. Viewing highly recommended by vendors sole agents.

**Communal Entrance Hall**

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

**Second Floor Landing**

With private front door to

**Entrance Hall**

With emergency pull cord, fitted cupboard housing water heater, consumer unit & electric meter.

**Lounge/Diner**

18'9 x 10'0

With storage heater, emergency pull cord, double glazed window with fitted blinds & curtains enjoying views over the communal gardens towards the sea.

**Kitchen Area**

7'1 x 5'4

Comprising matching range of wall, base & drawer units, worksurface, stainless steel sink unit with mixer tap, Beko freestanding cooker, extractor hood, Beko fridge/freezer.

**Bedroom**

14'0 x 8'8

With storage heater, emergency pull cord, fitted cupboards, double glazed window to the side with fitted blinds & curtains enjoying views over the communal gardens towards the sea.

**Shower Room**

6'7 x 5'3

Comprising shower cubicle with Tritan electric shower, vanity unit with inset wash hand basin, vanity mirror, comfort high w.c, aqua-panelled walls, Dimplex electric heater, extractor fan, emergency pull cord.

**Outside**

There are extensive and well maintained communal gardens.

**NB**

The property comes with a remainder of a 99 years lease from 1 March 1987. The service charge is £3511.53

per annum and the ground rent £490.28 per annum. Council tax band: B

The block caters for the over 55's with a house manager backed by a 24 hour careline system, a residents lounge with activities and communal laundry. There is also a guest suite available for visitors, subject to availability and at a cost per night.

