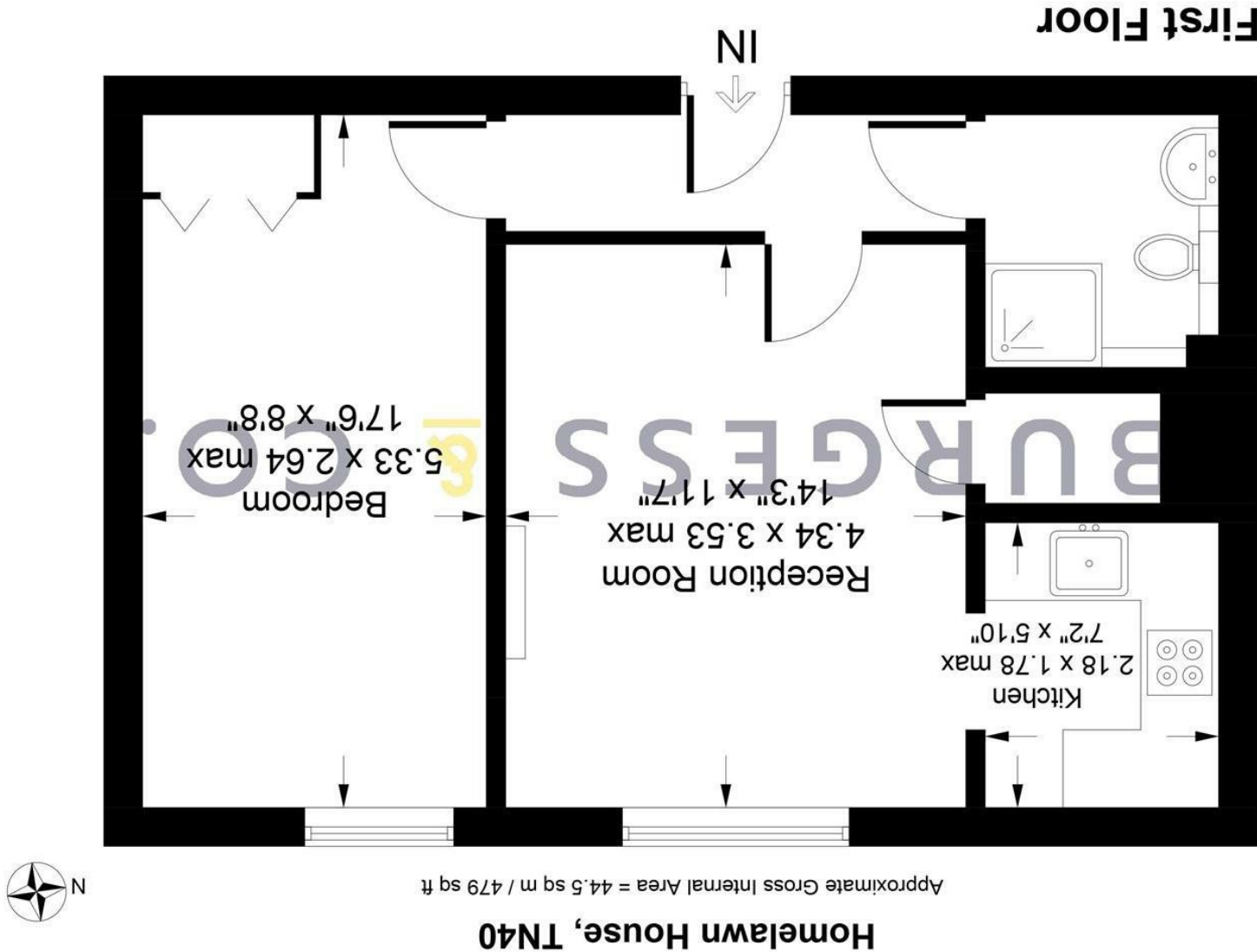




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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BURGESS & CO.
01424 222255

22 Homelawn House, Brookfield Road, Bexhill-On-Sea, TN40 1PN

Offers Over £95,000 Leasehold



Burgess & Co are delighted to bring to the market this immaculately presented one bedroom first floor retirement flat, forming part of the highly sought after Homelawn House with its direct views to the sea and overlooking the beautifully maintained communal gardens. Located just off Bexhill's seafront and within close proximity to the town centre with its shops, restaurants, mainline railway station as well as being close to Ravenside Retail Park. This excellent property comprises entrance hall, living room with open plan modern fitted kitchen, double bedroom and modern fitted shower room/w.c. The building offers a number of communal facilities such as communal lounge, laundry room and guest suites. The property is to be sold with no onward chain and vacant possession. Viewing highly recommended.

Communal Entrance Hall

With stairs and lift to all floors.

Entrance Hall

Leading to:

Reception Room

14'3 x 11'7 max

With electric feature fireplace with surround, electrical panelled digital heater, storage cupboard housing meter, double glazed window overlooking communal gardens, enjoying far reaching views towards the sea.

Kitchen

7'2 x 5'10 max

Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink with drainer & mixer tap over, fitted electric oven & hob with extractor over, freestanding

fridge/freezer.

Bedroom

17'6 x 8'8 max

With fitted cupboard space, electrical panelled digital heater, double glazed window.

Shower Room

Comprising shower cubicle with aqua panelled boarding & electric shower unit, low level w.c, vanity unit with inset wash hand basin with chrome mixer tap, mirrored vanity unit above, extractor fan.

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.

There are a number of communal facilities

within Homelawn House including Communal Lounge, Laundry Room and Guest Suites - this is an over 60's building.

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(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	

