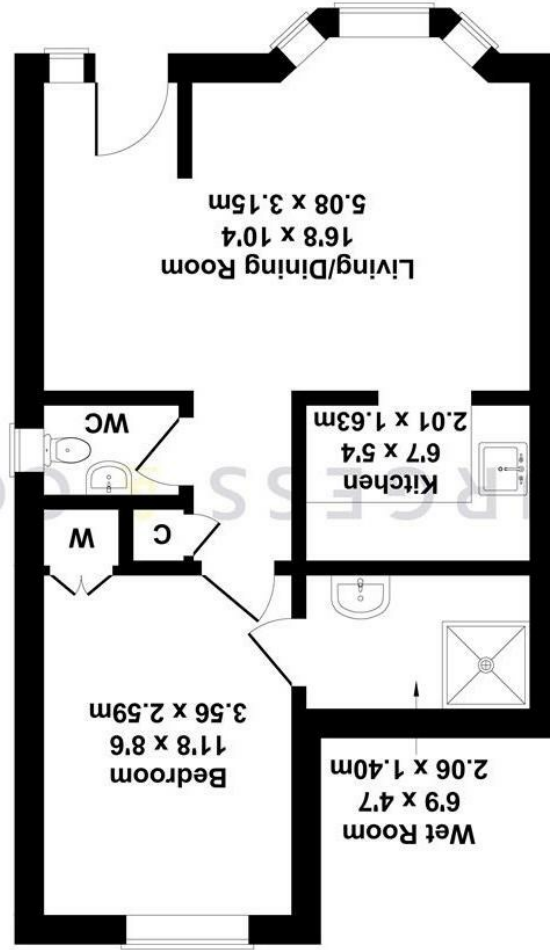




Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Approximate Gross Internal Area
427 sq ft - 40 sq m

Chestnut Walk

BURGESS & CO.
01424 222255

Flat 1, 1 Chestnut Walk, Bexhill-On-Sea, TN39 4PL

£120,000 Leasehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market an opportunity to acquire this converted ground floor apartment, forming part of this charming period property. Conveniently located in the heart of the ever popular Little Common Village with its amenities, shops, restaurants, Doctors Surgery and bus services. Bexhill Town Centre is within 2.5 miles providing further shopping facilities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises a PRIVATE ENTRANCE, open plan living room leading into a kitchen, a double bedroom, a separate w.c and a wet room. To the outside there are front and rear communal gardens as well as OFF ROAD PARKING. The property is in need of full refurbishment, but does have the benefit of double glazing, and would make an ideal first time buy or investment opportunity. Viewing is highly recommended by vendors sole agents.

Private Entrance

Front door leading into

Living Room

16'8 x 10'4

With radiator, airing cupboard, double glazed bay window to the front. Opening to

Kitchen

6'7 x 5'4

Comprising matching wall & base units, worksurface with inset sink unit, tiled walls, space for cooker, space & plumbing for washing machine.

Separate W.C

Comprising low level w.c, wash hand basin, tiled walls, double glazed frosted window to the side.

Bedroom

11'8 x 8'6

With built-in wardrobe, double glazed window to the rear. Door to

Wet Room

6'9 x 4'7

Comprising shower area with disability chair, wash hand basin, heated towel radiator, tiled walls.

Parking

There is a parking space located to the rear of the property.

NB

There is the remainder of a 99 year Lease from 29 September 1987. We have been advised that the service charge is approximately £350 per annum and the

ground rent is £100 per annum. The Lease renewal cost is circa £20,000 - £25,000 which has been factored into the asking price. Council tax band: B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

