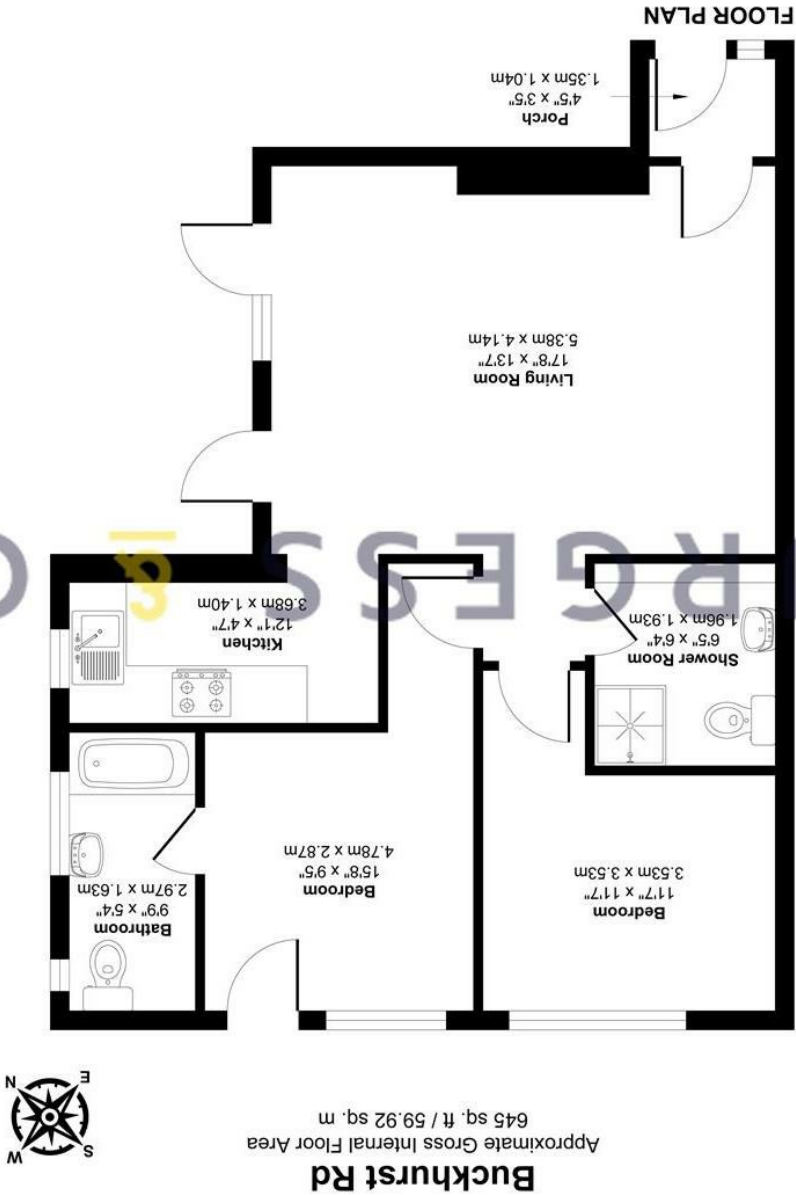




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BURGESS & CO.
01424 222255

Flat 4, 19 Buckhurst Road, Bexhill-On-Sea, TN40 1QF

Offers In Excess Of £200,000
Leasehold - Share of Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious ground floor garden flat forming part of this charming converted period property. Ideally situated being within a short walk of Bexhill Town Centre with its range of shopping facilities, restaurants, bus services, mainline railway station, and seafront with iconic De La Warr Pavilion. The accommodation is accessed via a private front door with entrance porch and is arranged to provide a 17'8 living room, a fitted kitchen, a double bedroom with en-suite bathroom, a further double bedroom, and a shower room. The property benefits from double glazing, gas central heating, and a particular feature is the private garden. There is the remainder of a 999 year Lease and a share of Freehold. Viewing is highly recommended to appreciate all that this property offers.

Porch

With double glazed window, door to

Living Room

17'8 x 13'7

With radiator, feature fireplace, two double glazed doors to the rear garden. Doorway to

Kitchen

12'1 x 4'7

Comprising matching range of wall & base units, worksurface, tiled splashback, inset sink unit, fitted electric hob with extractor hood, fitted oven, space for fridge/freezer, wall mounted boiler, double glazed window.

Bedroom

15'8 x 9'5

With radiator, double glazed window, double glazed door to the side. Door to

En-suite Bathroom

9'9 x 5'4

Comprising bath, pedestal wash hand basin, low level w.c, partly tiled walls, inset ceiling spotlights, double glazed frosted window.

Bedroom

11'7 x 11'7

With radiator, double glazed window.

Shower Room

Comprising shower cubicle, pedestal wash hand basin, low level w.c, extractor fan.

Outside

To the rear there is a patio area, an area of lawn, raised flowerbeds, mature trees, timber shed, a side courtyard area and the garden is enclosed by fencing.

NB

There is the remainder of a 999 year Lease from 25

December 1964 to include a share of Freehold. We have been advised that the service charges are £50 pcm. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

