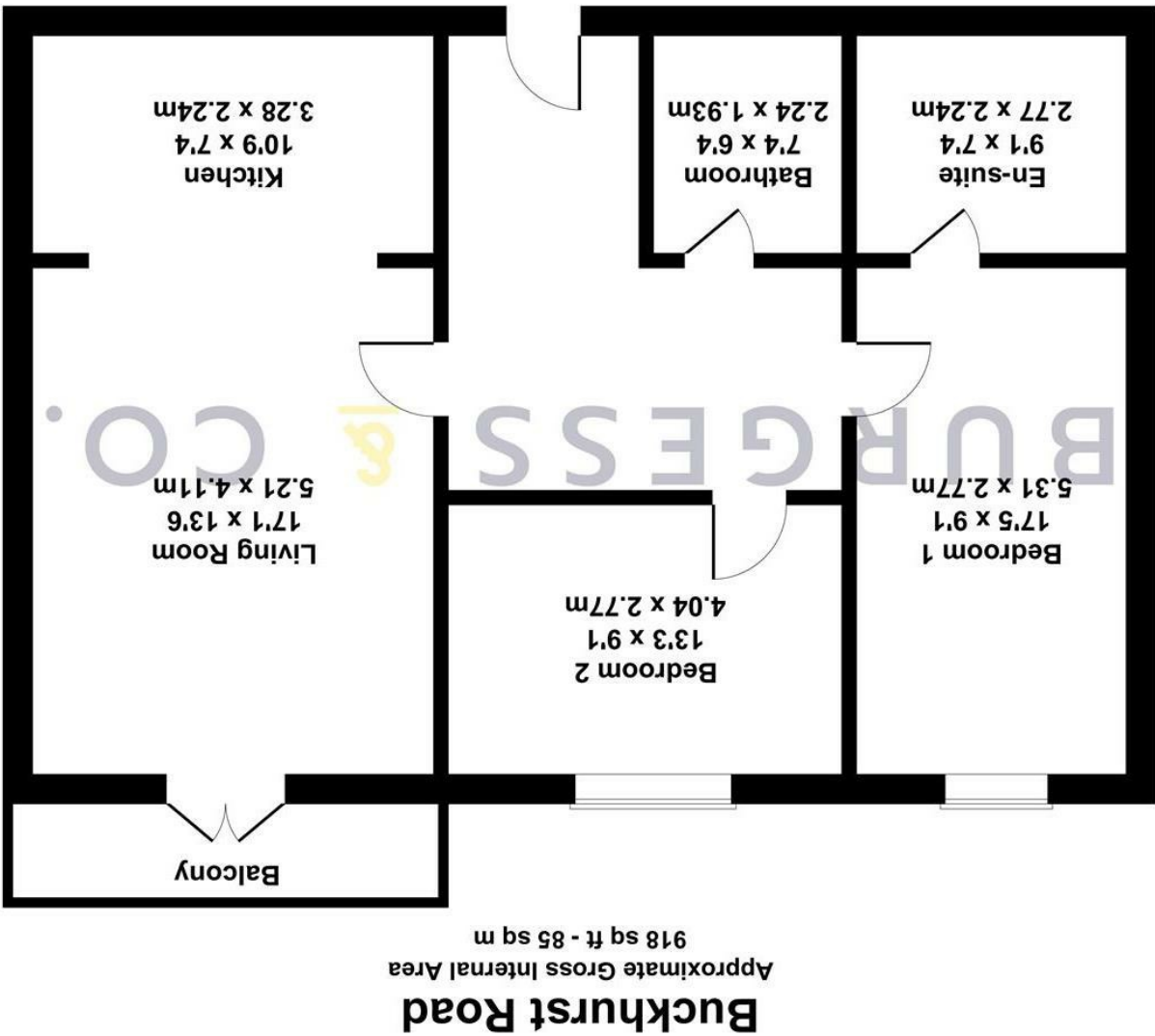


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BURGESS & CO.
01424 222255

Flat 28 Compass House, Buckhurst Road, Bexhill on Sea, TN40 1FE

Offers Over
£80,000 Leasehold



****40% SHARED OWNERSHIP**** Burgess & Co are delighted to bring to the market this bright and spacious two bedroom modern purpose built flat with far reaching roof top views towards Beachy Head. Conveniently situated in Bexhill being within walking distance to the mainline railway station, shops, restaurants and the seafront. The accommodation comprises an entrance hall, an open plan living/dining room/kitchen, two double bedrooms with the main benefiting from an en-suite shower room, and a fitted family bathroom. Further benefits include electric central heating, double glazing, and a particular feature is the south-westerly facing sun balcony. To the outside there are areas of communal lawns and secure underground parking. Viewing is highly recommended by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs or lift to all floors.

Second Floor

With private front door to

Entrance Hall

With radiator, entry-phone system, large storage cupboard.

Open Plan Living Room

17'1 x 13'6
With two radiators, space for dining table, double glazed window to the rear, double glazed door to the enclosed Balcony enjoying far reaching views towards Beachy Head.

Kitchen Area

10'9 x 7'4
Comprising matching range of wall & base units, worksurface, inset 1 & ½ sink unit, fitted oven, electric hob & extractor hood, space for washing machine, integrated fridge/freezer.

Bedroom One

17'5 x 9'1
With radiator, built-in wardrobes, storage cupboard housing tank, double glazed window to the front. Door to

En-suite Shower Room

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

Bedroom Two

13'3 x 9'1
With radiator, storage cupboard, double glazed window to the front.

Bathroom

7'4 x 6'4
Comprising bath with shower over, low level w.c, pedestal wash hand basin, radiator, partly tiled walls.

Parking

There is an allocated parking space located in the underground car park.

NB

There is the remainder of a 125 year Lease from 3 August 2011 and we have been advised that the rent & service charges are approximately £495 pcm. Pets and Lets are allowed.. Council tax band: C

Energy Efficiency Rating

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

