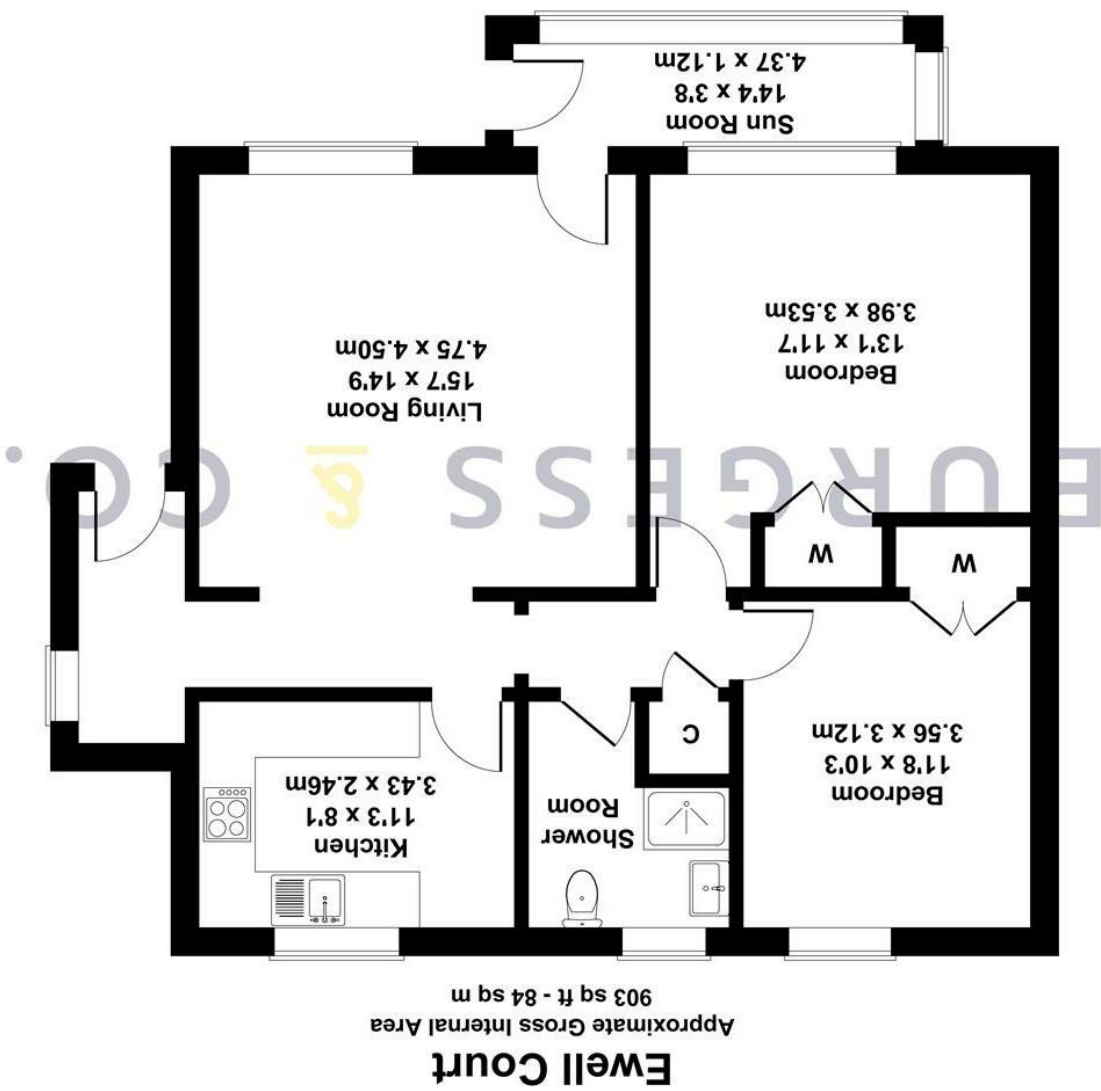


GROUND FLOOR  
Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



**BURGESS & CO.** 10 Ewell Court, Sutton Place, Bexhill-On-Sea, TN40 1PA  
01424 222255

£199,950 Leasehold –  
Share of Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market a particularly spacious two bedroom ground floor purpose built flat with PRIVATE ENTRANCE, which enjoys views across the communal lawns towards the English Channel. Ideally located with easy access to Galley Hill, the promenade and the amenities of Bexhill Town Centre. Set within this well managed and maintained building, the accommodation comprises a private entrance via sun room, a good size living room, a fitted kitchen, two double bedrooms and a fitted wet room/w.c. The property additionally benefits from gas central heating and double glazing throughout. To the outside there are communal gardens, residents parking in two car parks as well as on street parking. Viewing highly recommended to appreciate position of this wonderful ground floor apartment.

Communal Entrance Hall

With entry-phone system, private front door to

Entrance Hall

With radiator, entry-phone system, storage cupboard, double glazed window to the side.

Living Room

15'7 x 14'9  
With radiator, double glazed window to the front enjoying sea views, double glazed door to

Sun Room

14'4 x 3'8  
With tiled floor, double glazed windows enjoying sea views, double glazed door to the side.

Kitchen

11'3 x 8'1  
Comprising matching range of wall & base units, worksurfaces, inset sink unit, space for cooker, space for under counter appliances, space for washing machine, extractor fan, wall mounted Worcester boiler, double glazed window to the rear.

Bedroom One

13'1 x 11'7  
With radiator, built-in wardrobe, double glazed window to the front overlooking the sun room.

Bedroom Two

11'8 x 10'3  
With radiator, built-in wardrobe, double glazed window to the rear.

Wet Room

Comprising shower area with Mira shower, low level w.c, wash hand basin, partly tiled walls, double glazed frosted window to the rear.

Outside

There are well maintained communal gardens being laid to lawn and there is residents parking in two car parks.

NB

There is the remainder of a 999 year Lease from 25 December 1967 to include a Share of Freehold. The

Freehold of the block is owned by a residents' company 'SPRC Ltd' in which flat owners have a share. We have been advised that the service charges are approximately £1,930pa. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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

