



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IMLs 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.  
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12 Homehill House, Cranfield Road, Bexhill-On-Sea, TN40 1PZ

£79,950 Leasehold





Burgess & Co are delighted to bring to the market this well presented one bedroom first floor purpose built retirement flat, ideally located within walking distance of bus services, mainline railway station and all the amenities in Bexhill Town Centre, as well as the seafront. The accommodation comprises of a 19'8 living room, a modern kitchen, a large double bedroom and a modern shower room/w.c with good sized storage space. The property further benefits from electric heating and entry phone system. Homehill House itself offers a number of additional facilities such as a communal residence lounge, laundry room, guest suite, on site manager and being set within well kept communal grounds. The property has the added benefit of residents parking requiring a yearly permit, subject to availability. To be sold chain free. Viewing highly recommended.

Communal Entrance

With stairs and lift leading to all floors.

First Floor

With private front door to

Entrance Hall

With entry-phone system, storage cupboard.

Living Room

19'8 x 10'6  
A bright & spacious room, double glazed window.

Kitchen

7'4 x 5'5  
Comprising range of base units, worksurfaces, inset sink unit with mixer tap over, space and electrics for installation of a cooker, undercounter fridge/freezer, air fryer,

cooker/hotplate, partially tiled walls, double glazed window.

Bedroom

15'0 x 8'8  
With built in wardrobe, double glazed window.

Shower Room

Comprising walk-in shower, vanity unit with inset wash hand basin, low level w.c, mirror with light over, towel rail, fully tiled, fitted wall heater.

NB

There is the remainder of a 99 year Lease from 1 September 1982. We have been advised that it would cost approximately £10,000 to extend the Lease, the service charge is £3,440 per annum and the ground rent is £211.69 half yearly. All residents have to be 60 years old or

over. Homehill House benefits from communal facilities including a guest suite, communal lounge with access to patio garden and laundry room. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(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	

