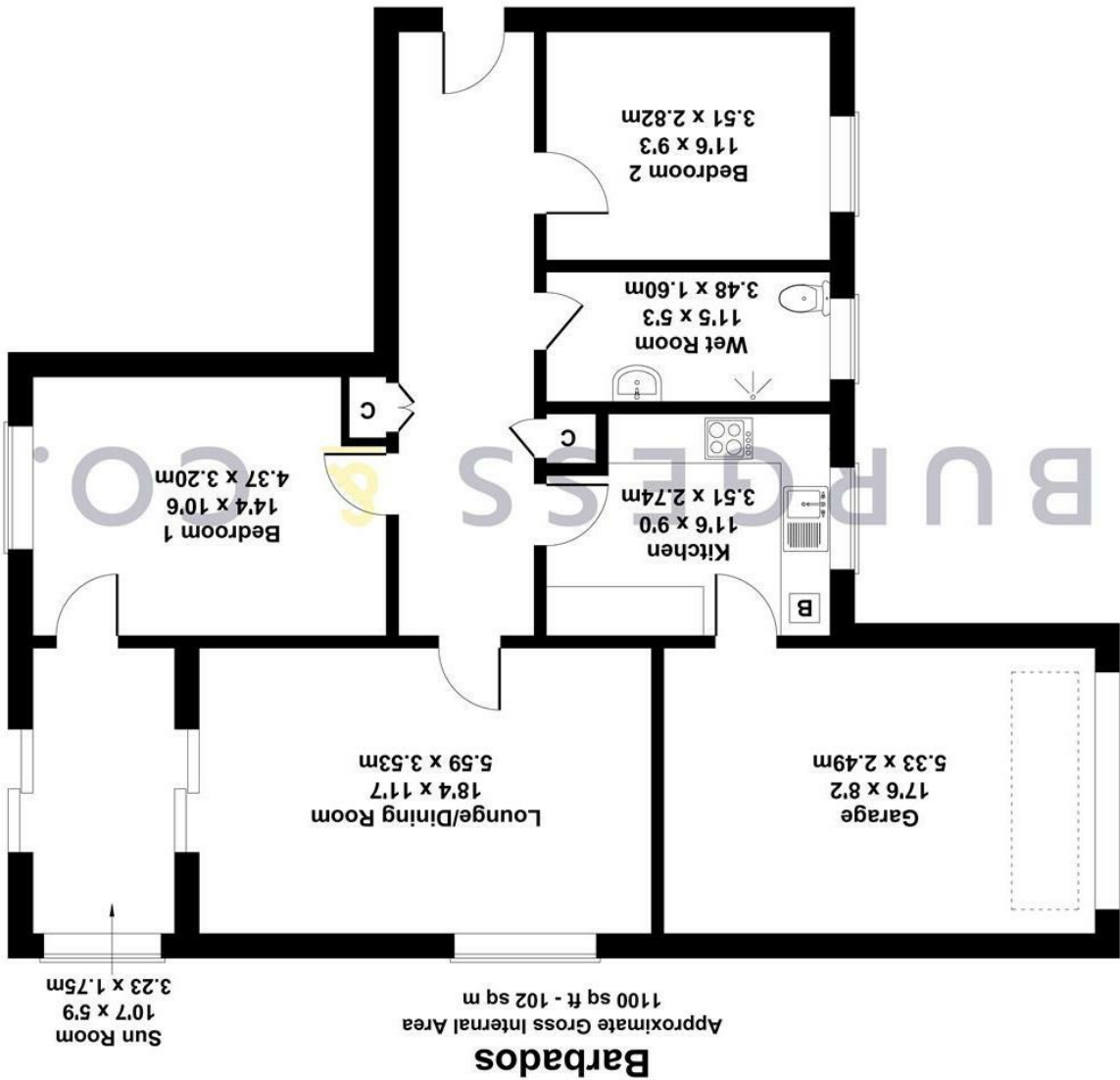


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BURGESS & CO.
01424 222255

22 Barbados, De La Warr Parade, Bexhill-On-Sea, TN40 1PJ

£225,000 Leasehold -
Share of Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market a particularly spacious and well presented TWO BEDROOM ground floor purpose built flat which enjoys the rare benefit of an INTEGRAL GARAGE and SUN ROOM. Ideally located opposite the seafront, you can enjoy the coastal walks on your doorstep as well as the amenities of Bexhill Town Centre. The accommodation comprises an entrance hall, a living room, a sun room, a fitted kitchen, two bedrooms, a fitted wet room/w.c and the garage also benefiting from a utility space with direct access via kitchen. Further benefits include gas central heating, double glazing, the remainder of a long Lease, a share of the Freehold and to the outside there are attractive communal gardens. Viewing is essential to appreciate all this property has to offer by vendors sole agents.

Communal Entrance Hall

With entry-phone system, private front door to

Entrance Hall

With entry-phone system, radiator, two storage cupboards.

Living Room

18'4 x 11'7

With radiator, double glazed window to the side. Double glazed sliding door to

Sun Room

10'7 x 5'9

With light & power, double glazed windows, double glazed sliding door to the rear leading to the communal gardens.

Kitchen

11'6 x 9'0

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, space for cooker, extractor hood, space for dishwasher & undercounter fridge, wall mounted Glow-worm combi boiler, radiator, double glazed window to the front. Personal door to Garage.

Bedroom One

14'4 x 10'6

With radiator, double glazed window to the rear. Door to Sun Room.

Bedroom Two

11'6 x 9'3

With radiator, double glazed window to the front.

Wet Room

11'5 x 5'3

Comprising shower area, low level w.c, wash hand basin, tiled walls, towel radiator, double glazed frosted window to the front.

Garage

17'6 x 8'2

With up & over door, space for appliances, partially ramped.

Outside

There are well maintained communal gardens.

NB

There is the remainder of a 999 year Lease from 25 March

1979 to include a share of the Freehold. We have been advised that the service charges which include water/sewage rates are £2,000.00 per year, which are paid half yearly in June and December. This property has full disabled access from external doors into the flat and wider internal doors to allow for easy access and mobility internally. No pets allowed. Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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

