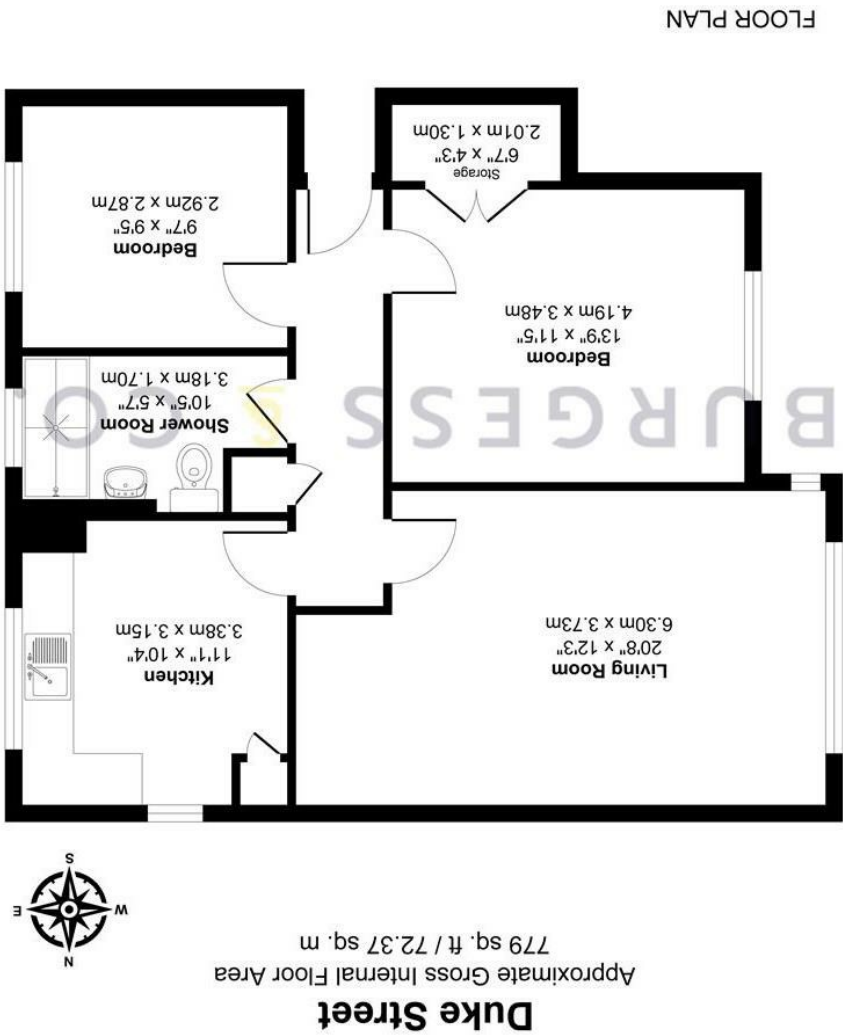




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BURGESS & CO.
01424 222255

53 Duke Street, Bexhill-On-Sea, TN39 4JG

Offers In Excess Of £220,000
Leasehold - Share of Freehold



Burgess & Co are delighted to bring to the market this large two bedroom purpose built first floor flat forming part of this well-maintained block in this quiet residential location. This immaculate property offers bright and spacious accommodation throughout comprising an entrance hall, a living/dining room, a modern fitted kitchen, two double bedrooms and a modern fitted shower room/WC. The property further benefits from double glazing, gas central heating and a large private loft space. To the outside the building is set within well-kept communal grounds and comes with the additional benefit of a single garage located in a block directly to the rear. Viewing is considered essential to appreciate the size and quality by vendors sole agents..

Communal Entrance Hall

With entry-phone system, stairs to

First Floor

With private front door to

Entrance Hall

With radiator, fitted cupboard, access to large loft being insulated & boarded.

Living/Dining Room

20'8 x 12'3
With two radiators, double glazed window to the front & side.

Kitchen

11'1 x 10'4
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, fitted AEG induction hob with extractor hood over, fitted AEG electric oven, space for washing machine & fridge/freezer, breakfast bar area, radiator, inset ceiling spotlights, wall mounted Vaillant combi boiler, double glazed window to the side & rear.

Bedroom One

13'9 x 11'5
With radiator, fitted wardrobes, double glazed window to the front.

Bedroom Two

9'7 x 9'5
With radiator, fitted cupboard, double glazed window to the rear.

Shower Room

10'5 x 9'5
Comprising double shower cubicle with waterfall shower head & further attachment, low level w.c, vanity unit with inset wash hand basin, Bluetooth mirror, heated towel radiator, partly tiled walls, inset ceiling spotlights, extractor fan, double glazed frosted window to the rear.

Outside

There are well maintained communal gardens.

Garage

Located in a block to the rear with up & over door.

NB

There is the remainder of a 999 year Lease from 25 December 1969 to include a share of the Freehold. We have been advised that the service charges are approximately £1,000 per annum. 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	76
(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

