

BURGESS & CO.

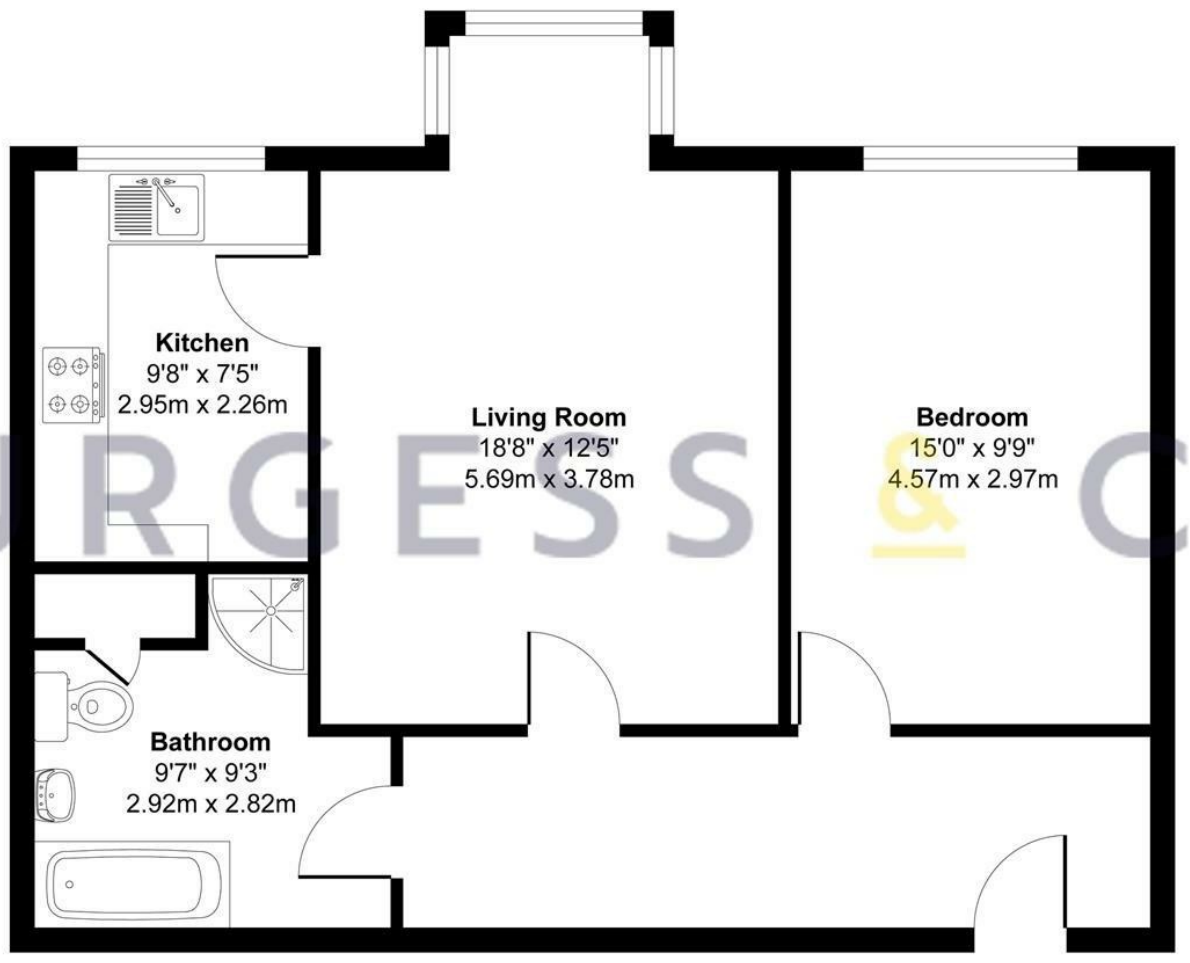
Flat 5 Highgrove, 28 De La Warr Road, Bexhill-On-Sea, TN40 2JA

Offers Over £175,000
Leasehold - Share of Freehold

01424 222255

High Grove

Approximate Gross Internal Floor Area
640 sq. ft / 59.45 sq. m



FIRST FLOOR

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Burgess & Co are delighted to bring to the market this well presented one bedroom first floor flat, forming part of this popular purpose built block, ideally situated in the Old Town area of Bexhill. Being withing close proximity to bus services, local convenience store, Manor Barn and Bexhill Town Centre with its array of amenities, mainline railway station and the beautiful seafront with iconic De La Warr Pavilion. The accommodation comprises a large entrance hall/study area, an 18'8 living room/diner, a modern kitchen, a double bedroom and a bath/shower room. Further benefits include gas central heating, double glazing, lift service to all floors, integrated bin store and a particular feature is the stunning rooftop views towards the sea from all windows. To the outside the property offers an allocated parking space, an integral garage with power and well maintained communal gardens. Viewing recommended to appreciate all this property has to offer.

Communal Entrance Hall

With stairs and lift service to all floors.

First Floor Landing

With private front door to

Entrance Hall/Study Area

With entry-phone system, space for desk.

Living Room/Diner

18'8 x 12'5

With radiator, space for table & chairs, double glazed bay window enjoying far reaching views towards the sea.

Kitchen

9'8 x 7'5

Comprising matching range of wall, base & drawer units, worksurfaces with inset sink unit & mixer tap, tiled splashbacks, inset gas hob with extractor over, fitted oven, space for washing machine, space for fridge/freezer, radiator, Alpha combi boiler, double glazed window to the rear.

Bedroom

14'11 x 9'9

With radiator, double glazed window to the rear.

Bathroom

9'7 x 9'3

Comprising panelled bath, corner shower cubicle with power shower & aqua-panelling, pedestal wash hand basin, vanity cupboard with mirror, low level w.c, chrome towel rail, airing cupboard, extractor fan.

Outside/Garage

The building is set within well maintained communal grounds. There is a garage (number 5) located in a block underneath with up & over door, power and parking space in front.

NB

There is the remainder of a 999 year Lease from 25th December 1981 to include a share of the Freehold. We have been advised that the maintenance is approximately £1,800 per annum which is paid bi-annually and the building is compliant with latest fire regulations. Council tax band: B.

