



BURGESS & CO.
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6 The Marlowes, Hastings Road, Bexhill-On-Sea, TN40 2NS

£185,000 Leasehold –
Share of Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this two bedroom top floor flat, forming part of this popular purpose built block. Ideally located within close proximity to popular schools, Bexhill College, bus services, Ravenside Retail Park as well as Bexhill Old Town & Town Centre with its array of amenities, shops, restaurants, mainline railway station and the seafront. The accommodation comprises an entrance hall, a living room with access to a private balcony enjoying a southerly aspect, a fitted kitchen, two double bedrooms, a fitted bathroom and a separate w.c. Further benefits include gas central heating and double glazing. To the outside the property offers off road parking, a single garage in block and communal gardens. Viewing is highly recommended by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs to

Second Floor

With private front door to

Entrance Hall

With radiator, entry-phone system, parquet flooring, fitted cupboard housing water tank.

Living Room

15'9 x 14'0

With two radiators, double glazed sliding door to Balcony enjoying a southerly aspect.

Kitchen

12'0 x 8'6

Comprising matching range of wall & base units, worksurface, inset sink unit, space for cooker, space for appliances, radiator, Potterton floor boiler, double glazed window to the front.

Bedroom One

15'5 x 11'8

With radiator, fitted wardrobes, double glazed window to the rear enjoying a southerly aspect.

Bedroom Two

15'4 x 7'6

With radiator, fitted wardrobes, double glazed window to the front.

Bathroom

9'6 x 5'8

Comprising bath with mixer tap & shower attachment, pedestal wash hand basin, radiator, tiled floor, double glazed frosted window to the front.

Separate W.C

9'4 x 4'2

Comprising low level w.c, wash hand basin, vanity mirror, double glazed frosted window to the front.

Outside

There are well kept communal gardens and residents parking to the front.

Garage

Located in a block behind the building with up & over door.

NB

There is the remainder of a 999 year Lease from 29 September 1970 to include a share of the Freehold and we have been advised that the service charge is £900 every six month which includes water and sewage rates. Council tax band: B

