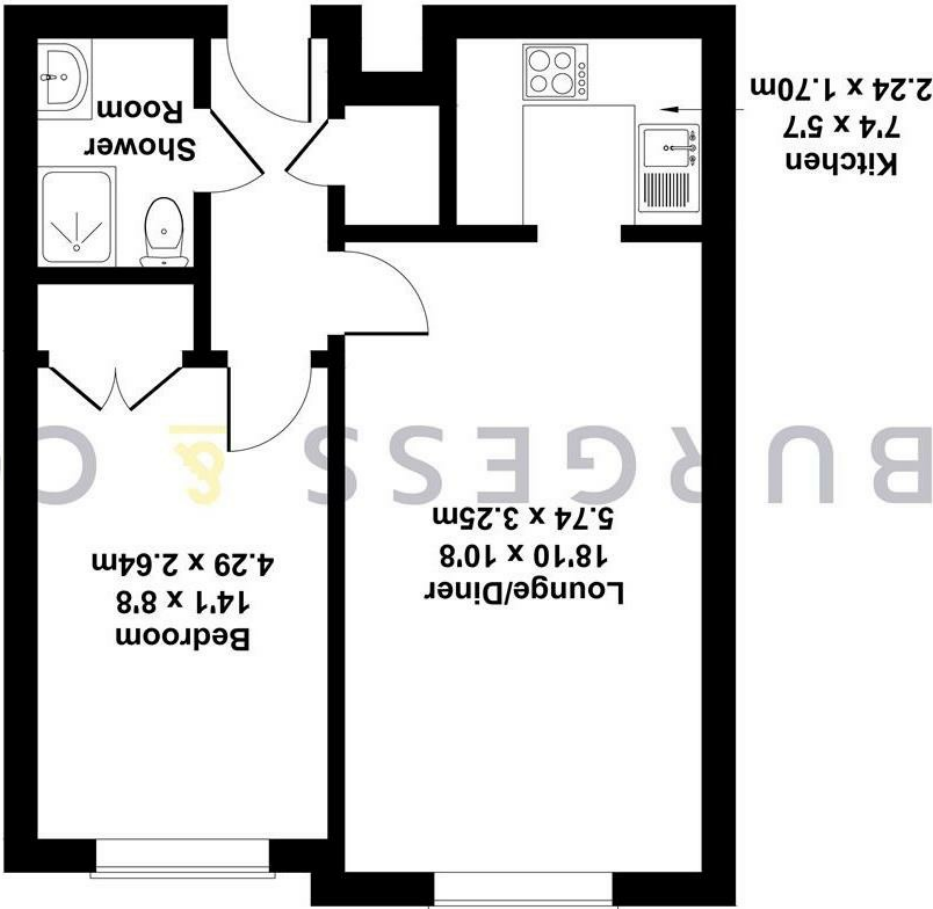


Not to Scale. Produced by The Plan Portal 2024
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Approximate Gross Internal Area
474 sq ft - 44 sq m

Homelawn House

BURGESS & CO.
01424 222255

68 Homelawn House, Brookfield Road, Bexhill-On-Sea, TN40 1PN

£79,500 Leasehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this immaculately presented one bedroom second floor retirement flat, forming part of the highly sought after Homelawn House with its direct views to the sea and overlooking the beautifully maintained communal gardens. Located just off Bexhill seafront and within close proximity to the town centre with its shops, restaurants, mainline railway station as well as being close to Ravenside Retail Park. The accommodation comprises entrance hall, living room with open plan fitted kitchen, double bedroom and modern fitted shower room/w.c. The building offers a number of communal facilities such as communal lounge, laundry room and guest suites. The property is to be sold with no onward chain and vacant possession. Viewing highly recommended.

Communal Entrance Hall

With stairs and lift to all floors.

First Floor

With private front door to

Entrance Hall

With entry-phone system, pull cord system, storage cupboard with fuse box & meters.

Living Room

18'10 x 10'8

With storage heater, two wall lights, pull cord system, double glazed window to the side.

Kitchen

7'4 x 5'7

Comprising matching range of wall & base units, worksurface, inset sink, tiled splashbacks, space for cooker, space for undercounter appliances.

Bedroom

14'1 x 8'8

With storage heater, pull cord system, built-in wardrobe, double glazed window to the side.

Shower Room

Comprising shower cubicle with electric shower, low level w.c, vanity unit with inset wash hand basin, tiled walls & floor, wall mounted mirror with storage.

NB

There is the remainder of a 159 year Lease from 01 February 1987. We have been advised that the service charge is approximately £3,511.53 per annum and the ground rent is approximately £490.28 per annum. There are a number of communal facilities within Homelawn House including Communal

Lounge, Laundry Room and Guest Suites – this is an over 60's building. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(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	

