



BURGESS & CO.
01424 222255

Flat 12, The Landmark, 70 Sackville Road, Bexhill-On-Sea, TN39 3FA

£195,000 Leasehold



Burgess & Co are delighted to present to the market this immaculate third floor flat, forming part of this modern purpose built block just off Bexhill seafront. Ideally located within walking distance to the iconic De La Warr Pavilion, Egerton Park, the town centre with its array of amenities, shops, restaurants and mainline railway station. This delightful property has bright and spacious accommodation throughout and comprising entrance hall, living room, modern fitted kitchen with integrated appliances, two double bedrooms one with en-suite shower room and a modern bathroom. The property also enjoys far reaching westerly views across the English Channel towards Beachy Head and benefits from double glazing, full central heating and a secure underground parking space. Viewing highly recommended by vendors sole agents.

Communal Entrance Hall

With video entry-phone , lift service to all floors.

Third Floor Landing

With private front door to

Entrance Hall

With radiator, video entry-phone system, inset ceiling spotlights.

Living Room

16'6 x 13'8
With two radiators, inset ceiling spotlights, two double glazed windows with fitted blinds to the rear enjoying far reaching views towards Beachy Head.

Kitchen

8'6 x 7'1
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit with mixer tap, splashbacks, inset Lamona electric hob, fitted AEG Electrolux oven, integrated dishwasher, integrated fridge & freezer, tiled floor, doors leading to pantry/storage cupboard with space & plumbing for washing machine, Heatrae-Sadia electric heating system.

Bedroom One

14'7 x 8'6
With radiator, double glazed window with fitted blind to the rear enjoying far reaching views towards Beachy Head. Door to

En-suite Shower Room

10'3 x 3'3
Comprising walk-in shower with glass door, low level w.c, wash hand basin, vanity mirror, shaver point, chrome towel rail, partly tiled walls.

Bedroom Two

11'7 x 10'5
With radiator, double glazed window to the rear with far reaching views towards Beachy Head.

Bathroom

7'4 x 6'6
Comprising bath with chrome mixer taps, shower over & glass screen, wash hand basin, low level w.c, tiled floor, chrome towel radiator, vanity mirror, vanity cupboard, partly tiled walls, shaver point, inset ceiling spotlights.

Secure Parking

There is an underground car park with an allocated parking space located on the lower ground floor.

NB

There is the remainder of a 125 year Lease from 1 April 2011. We have been advised that the ground rent is £250 pa. Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(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	

