25 Brooklands House Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FR
£209,950

An opportunity to acquire this exceptionally well presented, modern one bedroom apartment with stunning views located in the highly sought after Rosewood Park development in Little Common. This modern apartment has been finished to incredibly high standard and offers a double bedroom with built in wardrobes, a 'Jack & Jill' bathroom and an open plan living space with lounge, dining area and modern fitted kitchen with built in appliances that further benefits from a west facing balcony. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property benefits from well kept communal gardens and an allocated parking space. Ideally situated within easy access to local amenities at Little Common, viewing comes highly recommended by Rush Witt & Wilson to appreciate this stunning apartment in this highly desired location. Council Tax Band B.

Communal Entrance Hallway
Communal entrance door with entry-phone system leading to the communal hallways, stairs leading to the second floor.

Private Hallway
Internal front door leading to hallway, comprising entry-phone system, radiator, large storage cupboard housing electric consumer unit, fitted storage, water tank , services box and ample storage space.

Open Plan Living Space
26'7" x 11'6" (8.12 x 3.51)
Comprising Lounge/Kitchen And Dining Area: Double glazed French doors with double glazed window leading to the West facing balcony, two radiators, modern fitted kitchen with a range of matching wall and base units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, integrated dishwasher, integrated electric oven, worktop mounted electric hob with fitted stainless extractor hood and glass splashback, integrated fridge/freezer, integrated washing machine, storage cupboard housing the gas central heating boiler.

Balcony
6'10" x 4'0" (2.10 x 1.22)
Westerly facing.

Bedroom
17'5" x 9'1" (5.33 x 2.78)
Double glazed windows to the front elevation, radiator, fitted wardrobes with a range of hanging space and shelving, door with access to Jack and Jill bathroom.

Jack And Jill Bathroom
Heated chrome towel rail, modern white bathroom suite comprising panelled enclosed bath with mixer tap, wall mounted shower controls and shower attachment, pedestal mounted wash hand basin with mixer tap, low level wc with concealed cistern, electric shaver point, part tiled walls, extractor fan.

Outside

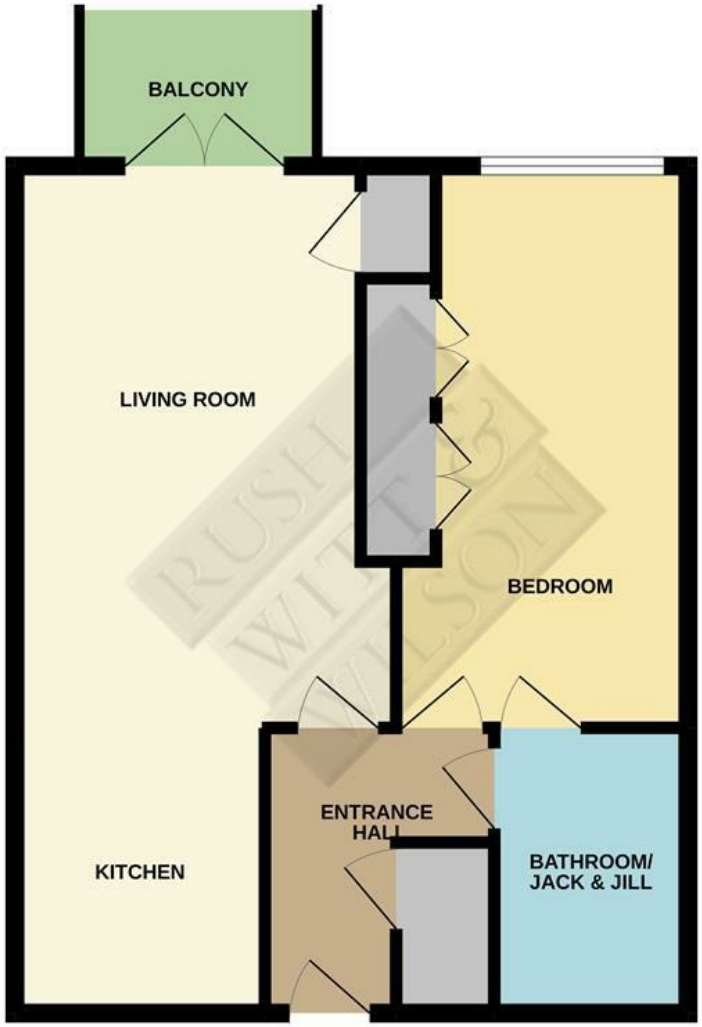
Carpark
With allocated parking space.

Communal Gardens
Small well kept communal gardens.

Lease And Maintenance
Lease approximately 125 years remaining from 2019. Maintenance is approximately £1300 p/a. Ground Rent is £200 p/a

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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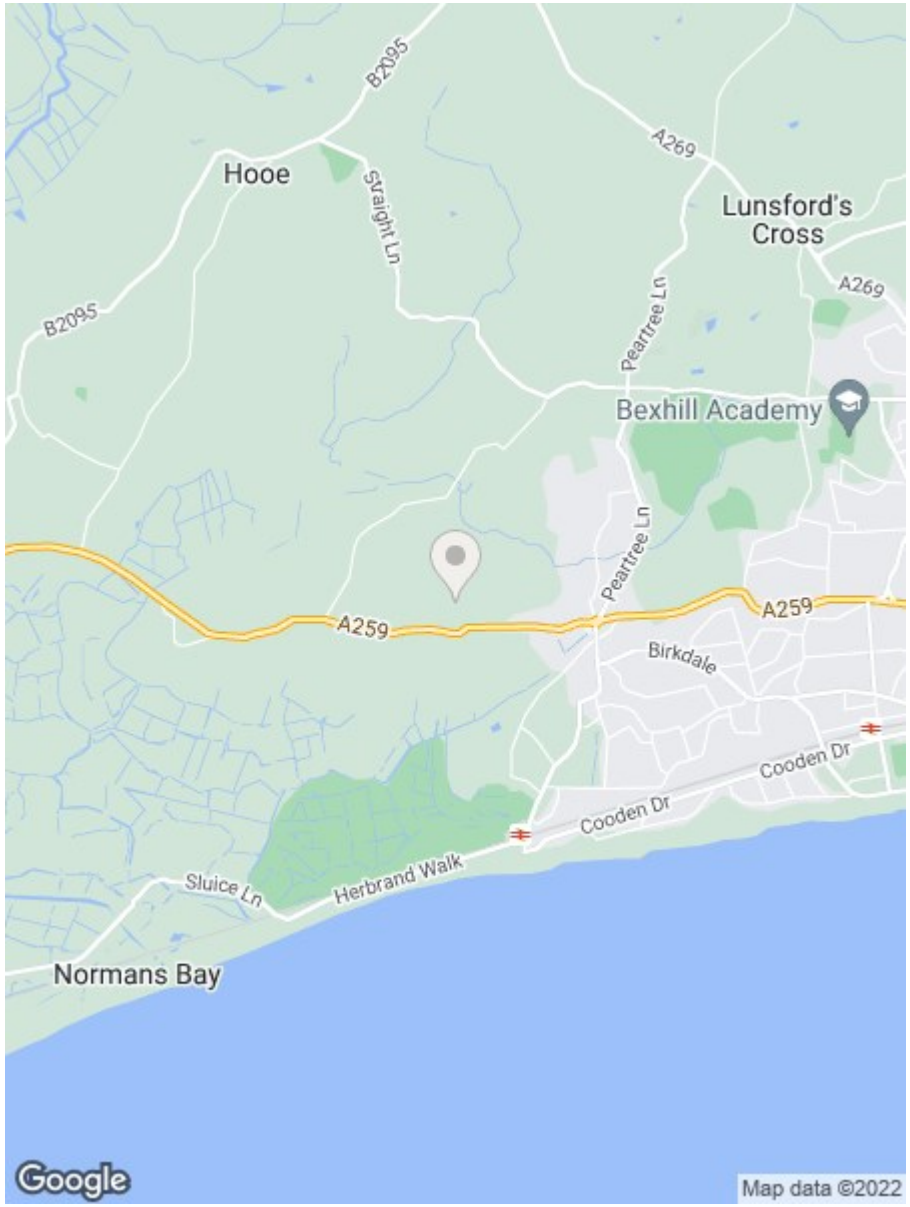

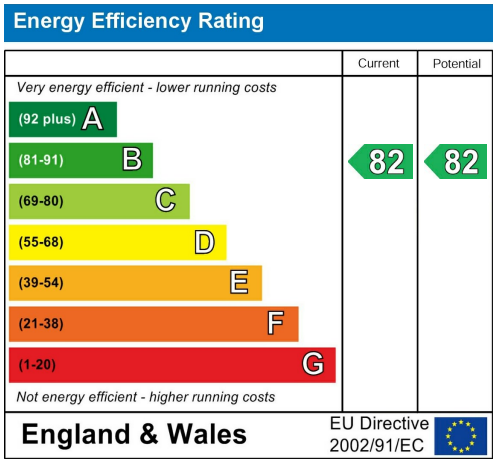

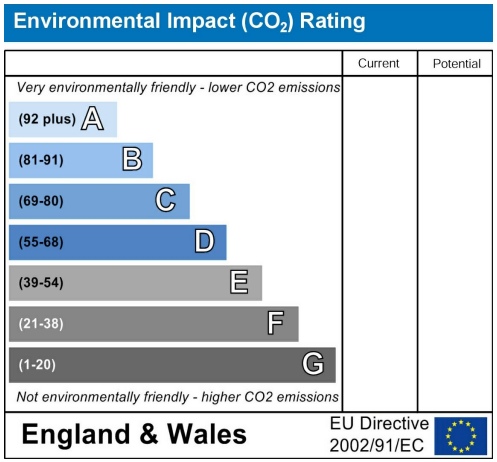

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Residential Estate Agents
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The Property Ombudsman
Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk