

**RUSH
WITT &
WILSON**



**27 Homehill House Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1PZ
£72,500**

An opportunity to acquire this spacious one bedroom, purpose built retirement flat for the over 60's, ideally located in the heart of Bexhill town centre. Offering bright and spacious accommodation throughout, the property comprises a large lounge/diner, fitted kitchen, double bedroom with built in wardrobe and fitted bathroom. The building further benefits from facilities such as as on-site manager, laundry facilities, communal lounge and guest suite. Ideally situated with in direct and easy access of Bexhill town centre with its range of amenities and shops, Bexhill train station and picturesque seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious property in this popular location, offered with NO ONWARD CHAIN. Council Tax Band B.



Communal Entrance

With entryphone system, stairs and lift to second floor.

Communal Facilities

Communal lounge, guest suites, laundry room and communal gardens.

Private Entrance Hall

Internal front door leading to the hallway, with entryphone system, large airing cupboard housing the hot water cylinder with slatted shelving also housing the electric meter and electric consumer units.

Lounge/Diner

19'6" x 10'7" (5.95 x 3.23)

Double glazed window to the side elevation, electric storage heater, open archway through to kitchen.

Kitchen

7'4" x 5'4" (2.26 x 1.65)

Fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding cooker, space for under counter fridge/freezer, stainless steel single sink with drainer, part tiled walls, extractor fan.

Bedroom

14'9" x 8'9" (4.52 x 2.67)

Double glazed window to the side elevation with partial sea view, built in wardrobe with hanging space and shelving, electric storage heater.

Bathroom

White bathroom suite comprising panelled enclosed bath, low level wc, pedestal mounted wash hand basin, part tiled walls, extractor fan, wall mounted bathroom heater.

Lease And Maintenance

Lease has approximately 57 years remaining, service charge is approximately £3000 p/a.

Agents Note

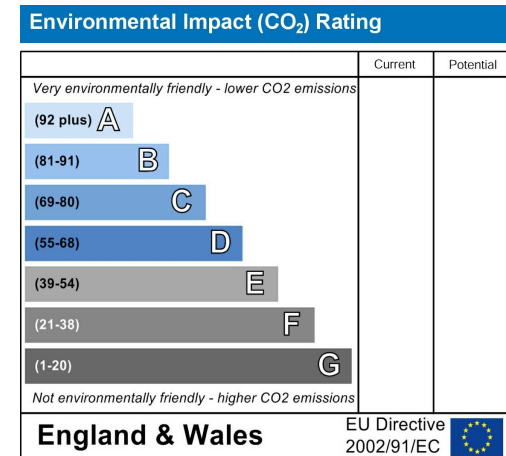
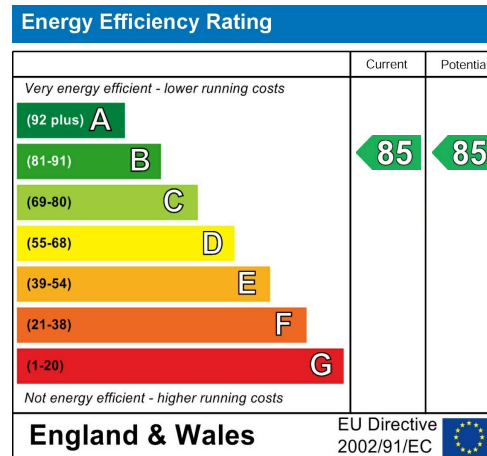
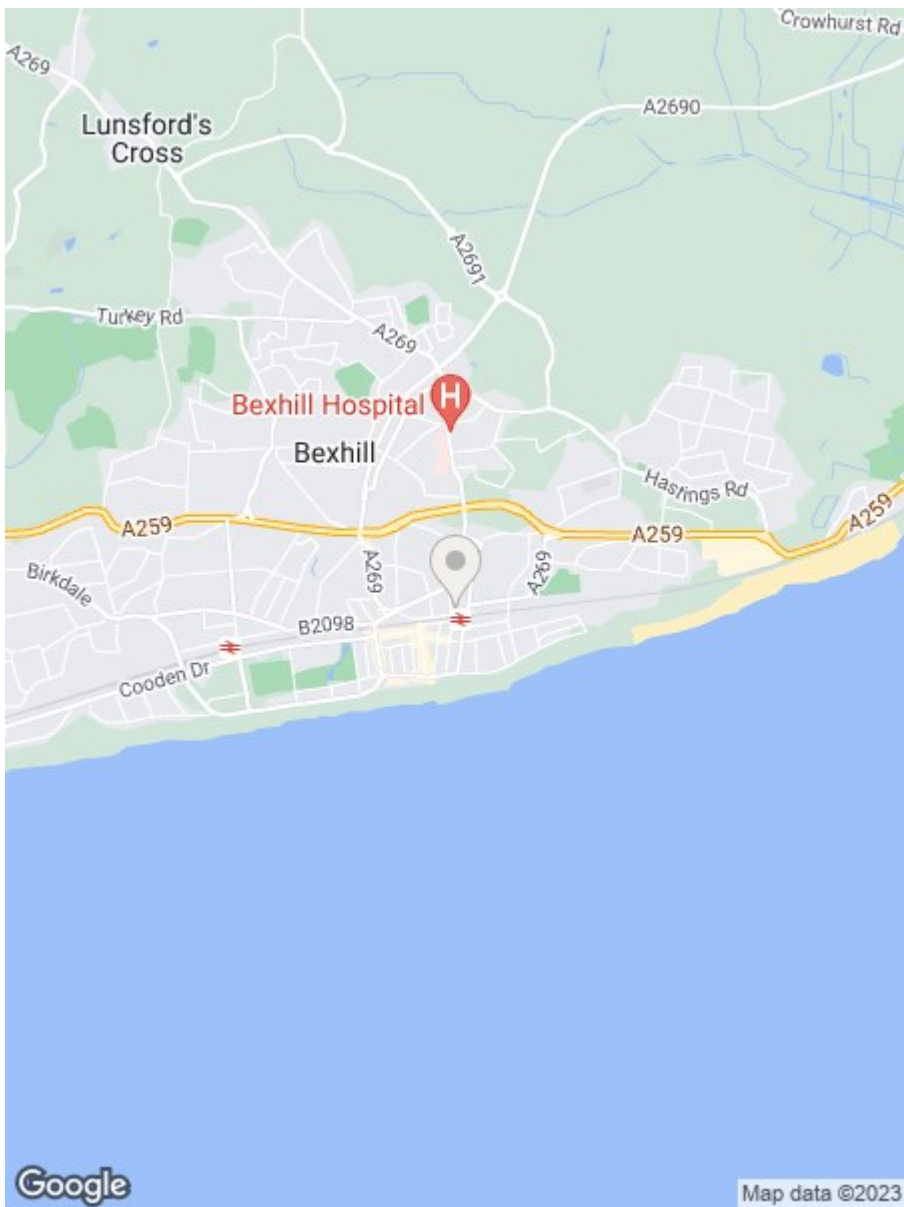
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



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.
Made with Metroplan ©2022.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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