



**73 Homelawn House Brookfield Road,  
Bexhill-On-Sea, East Sussex TN40 1PN  
£170,000**

A very spacious, beautifully presented, two bedroom top floor retirement flat with vacant possession, excellent communal facilities, situated just off the beautiful seafront at Bexhill, sun balcony, double glazed windows and doors, modern electric radiator heating, modern fitted kitchen and bathroom, lift to all floors, guest suite, 24 hour emergency call system, residents lounge, age restriction over 60's only, Approximately 105 remaining on the lease. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.

**Communal Entrance Hallway**

With lifts and stair access to the third floor.

**Private Entrance Hall**

Modern radiator, emergency pull cord system, built in cloaks cupboard.

**Living Room**

20'4" x 13'2" (6.21 x 4.03)

Window overlooks the rear elevation, door leads out onto sun balcony, two modern electric radiators, large built in storage cupboards with slatted shelving.

**Kitchen**

10'0" x 6'8" (3.05 x 2.04)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, built in oven and grill, built in fridge/freezer, tiled splashbacks.

**Bedroom One**

15'7" x 9'11" (4.77 x 3.03)

Modern electric radiator, window to the rear elevation, built in wardrobe cupboards.

**Bedroom Two**

10'9" x 8'9" (3.29 x 2.68)

Window to the rear elevation, built in wardrobe cupboard, modern electric radiator.

**Bathroom**

Suite comprising walk in double width shower, electric shower unit and showerhead, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, electric radiator, wall mounted mirror fronted cabinet.

**Communal Facilities**

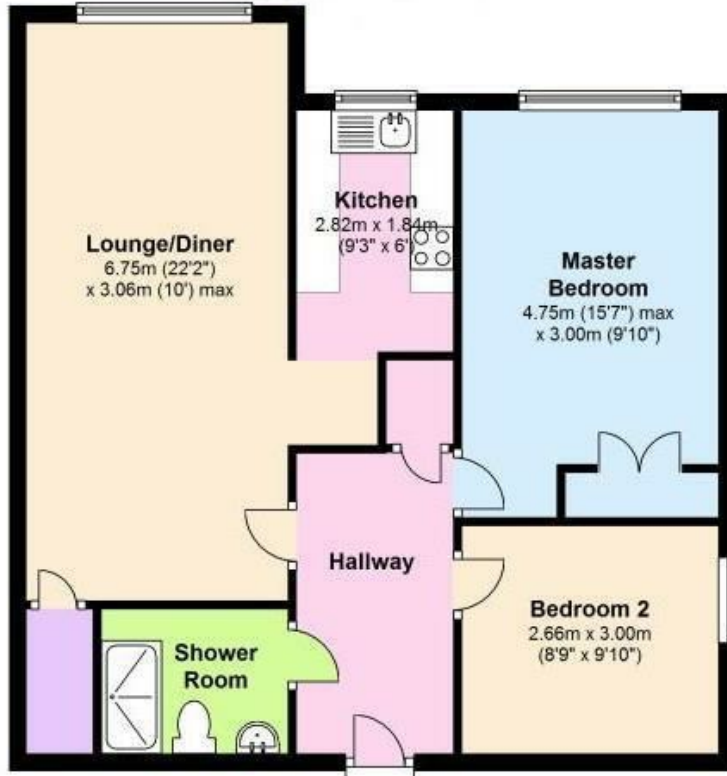
Residents lounge, communal laundry, communal satellite dish, guest suite, development manager.

**Communal Gardens****Maintenance And Lease.**

Service charges is approximately £2413 per 6 monthly. Approximately 123 Years Remaining on the lease.

**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.



Total area: approx. 64.0 sq. metres (688.4 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 63                      | 74        |
|   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  |                         |           |
|   |  | EU Directive 2002/91/EC |           |