

**RUSH
WITT &
WILSON**



**51 Homelawn House Brookfield Road, Bexhill-On-Sea, East Sussex TN40 1PN
£129,000**

A very spacious two bedroom second floor retirement flat with vacant possession, excellent communal facilities, situated just off the beautiful seafront at Bexhill, double glazed windows and doors, electric 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, leasehold 103 years remaining. Viewing comes highly recommended by RWW sole agents.



Communal Entrance Hall

Leading to stairs and lift to second floor.

Private Entrance Hallway

With entryphone system, pull cord, wall mounted night storage heater, large cloaks cupboard.

Living Room

20'2 x 11'10 (6.15m x 3.61m)

Window to the rear elevation overlooking the rear communal gardens, night storage heater, large utility cupboard with slatted shelving and housing the electric meters and water tank.

Kitchen

9'2 x 6' (2.79m x 1.83m)

Window overlooks the rear elevation with pleasant view over the the communal gardens towards Galley Hill, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, tiled splashbacks, ceramic hob with oven and grill beneath, extractor canopy and light, fridge/freezer.

Bedroom One

15'6 x 9'9 (4.72m x 2.97m)

Window to the easterly elevation overlooking the communal gardens, night storage heater, built in wardrobe cupboard.

Bedroom Two

10'5 x 8'8 (3.18m x 2.64m)

Window overlooks the southerly elevation with sea views, wall mounted electric heater, built in wardrobe cupboard.

Bathroom

Suite comprising wc with low level flush, inset wash hand basin with vanity unit beneath, mirrored fronted medicine style cabinet, electric shaver point, walk in shower with wall mounted electric shower unit, controls and showerhead, wall mounted chrome heated towel rail, tiled walls.

Communal Gardens**Communal Facilities**

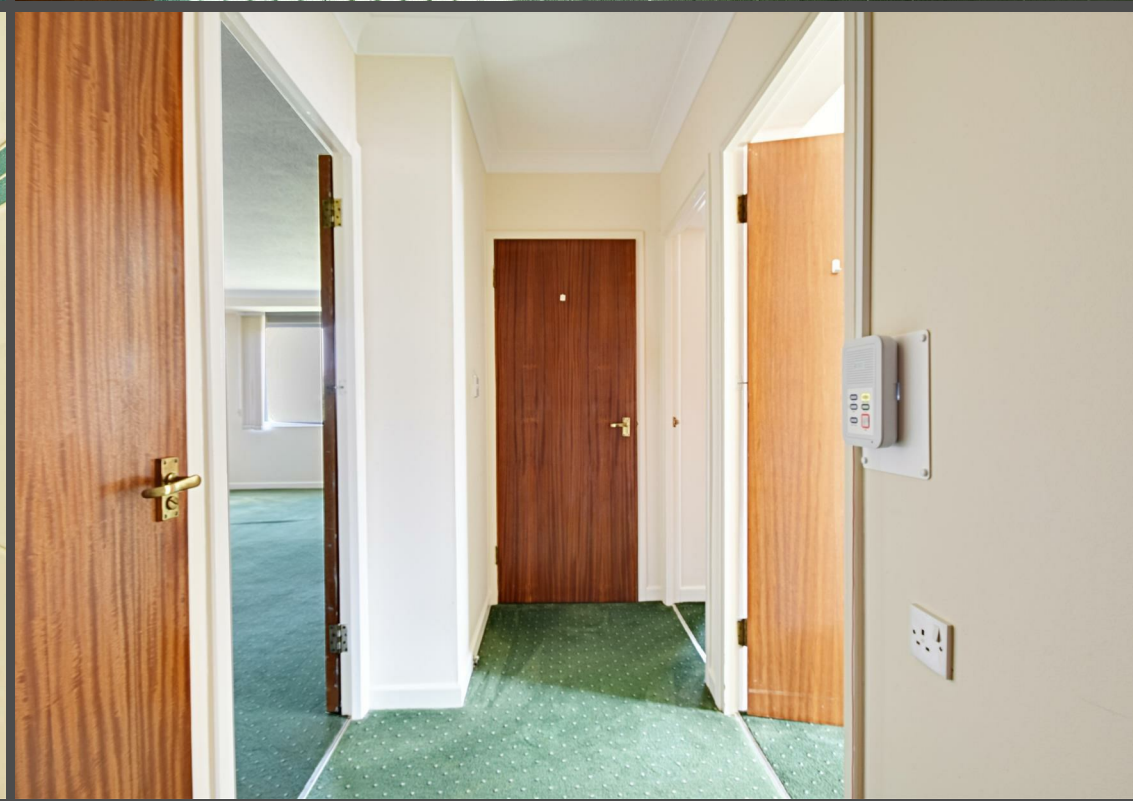
Residents lounge, communal laundry, communal satellite dish, guest suite, development manager.

Service Charges

Lease 103 years remaining, service charges £2100 6 monthly.

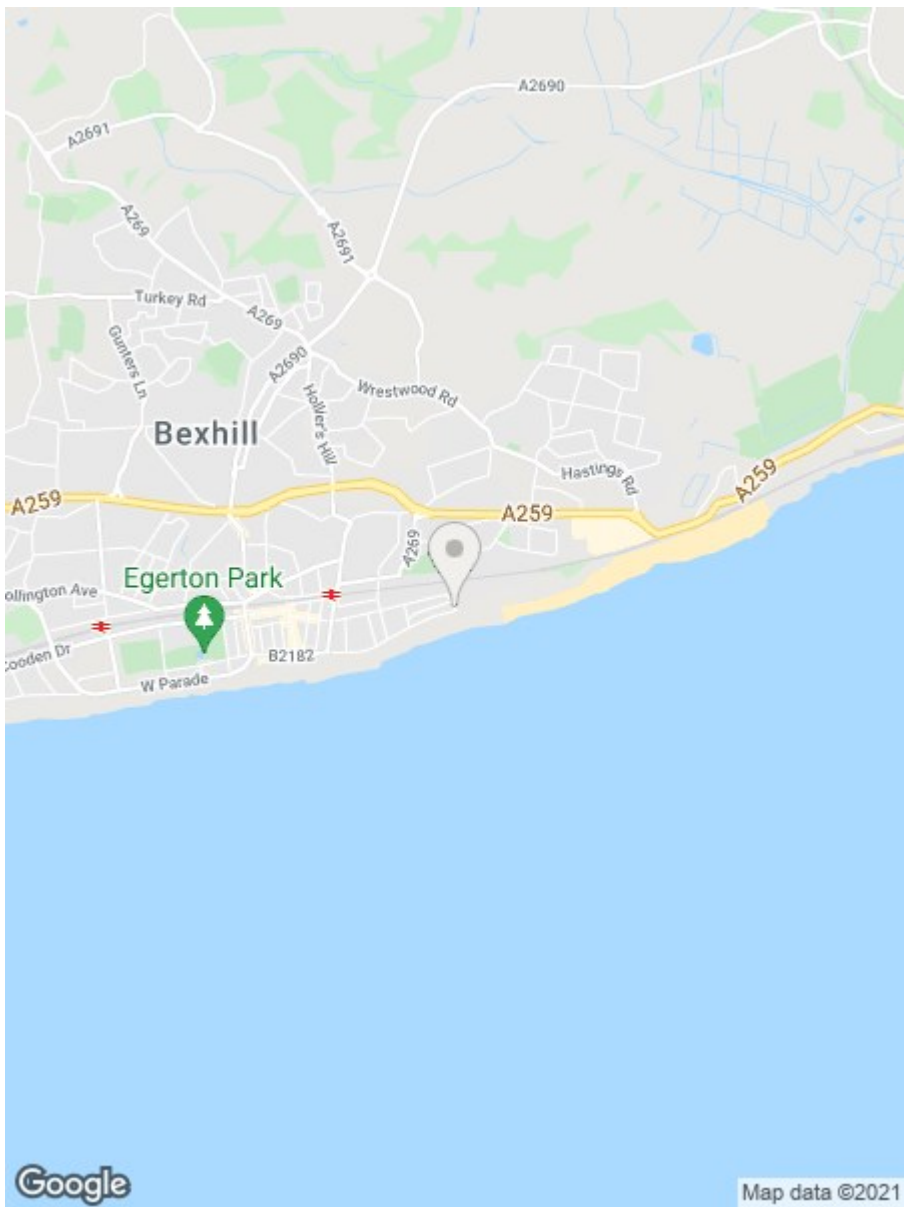
Agents Note

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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