1 Greyhorses Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ
£249,000

An opportunity to acquire this exceptionally well presented two bedroom ground floor purpose built apartment with south facing patio area, ideally located in west Bexhill. The property has been presented to a good standard by the current vendor and comprises a spacious lounge/diner with access to patio area overlooking communal gardens, modern fitted kitchen, two double bedrooms, modern fitted shower room, separate w.c. Other internal benefits include double glazed windows throughout, ample storage space. Externally the property boasts beautifully maintained communal gardens around the building, single garage en-bloc and additional parking for visitors and residents. Conveniently situated within easy walking distance to Little Common Village with its range of amenities, viewing comes highly recommended by Rush Witt & Wilson sole agents to appreciate this stunning apartment in this popular block. Council Tax Band C.

Communal Entrance Hall
Entryphone system.

Private Entrance Hallway
Entrance door, entry-phone system hand set, single radiator, built-in cloaks cupboard and large storage cupboard and airing cupboard.

Living Room
16'3" x 14'11" (4.96m x 4.55m)
Windows overlook the front southerly elevation, serving hatch through from the kitchen. Feature brick fireplace, single radiator and this leads out to a private patio area for alfresco dining and overlooks the beautiful communal gardens.

Kitchen/Breakfast Room
12'6" x 7'10" (3.82m x 2.40m)
Window to the front elevation. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, electric cooker with double oven and grill, hob, extractor canopy and light, space for fridge/freezer, single radiator.

Bedroom One
18'0" x 10'2" (5.5m x 3.10m)
Window to the front southerly elevation, double radiator, built-in wardrobe cupboards.

Bedroom Two
14'9" x 10'4" (4.52m x 3.17m)
Window to the front elevation, single radiator, fitted wardrobe cupboards.

Bathroom
Suite comprising walk-in shower with chrome controls, chrome shower head, sliding door. Single radiator, pedestal wash hand basin, obscure glass window overlooks the southerly elevation, wall mounted vanity unit.

Cloakroom
WC with low level flush, obscure glass window to the side elevation.

Outside

Private Patio
To the southerly elevation which has access to the living room.

Communal Gardens
Mainly laid to lawn with beautiful shrubbery, plants and trees of various kinds offering attractive outside space.

Garage
En-bloc.

Services Charges/ Lease
946 years remaining, approx. £1400 per annum service charge and ground rent is £23.00

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
795 sq.ft. (73.9 sq.m.) approx.

TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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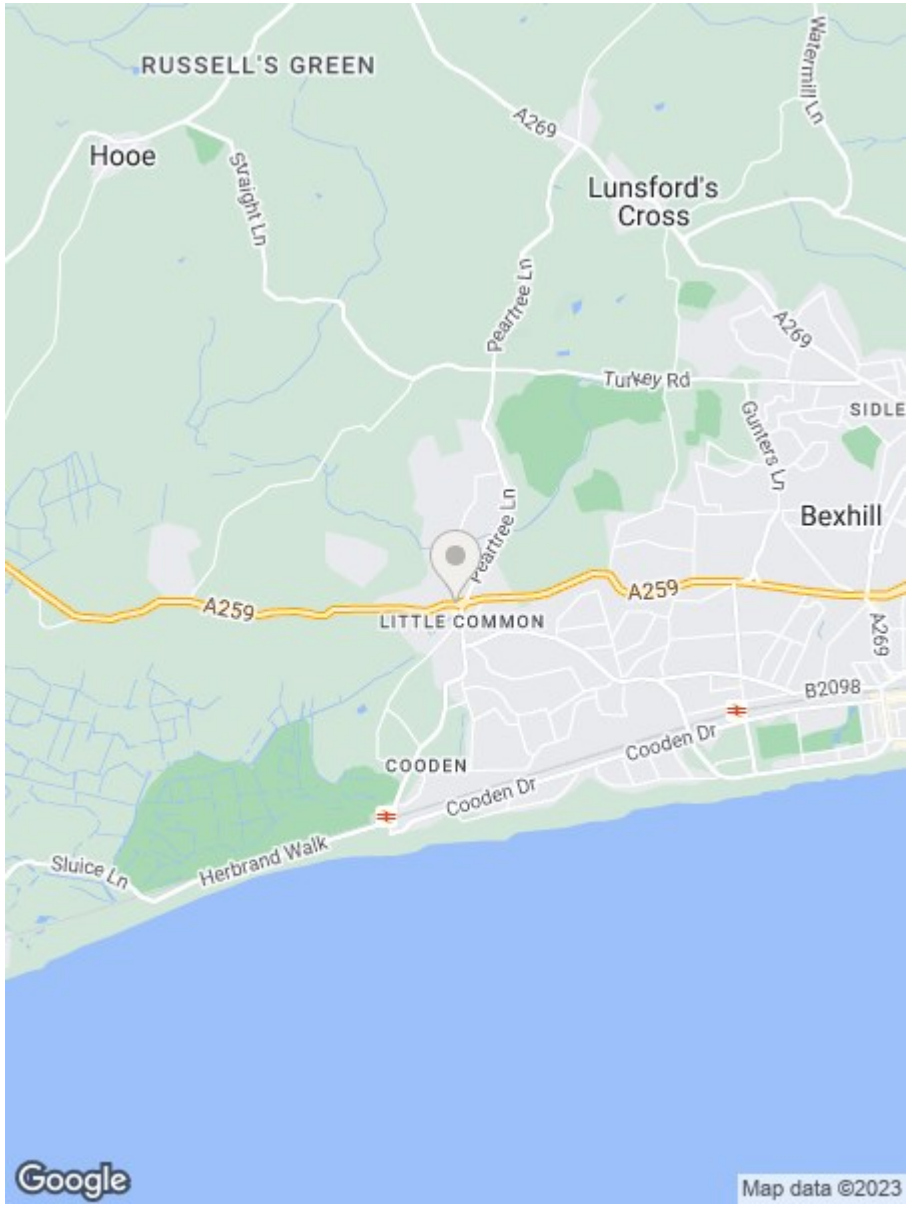

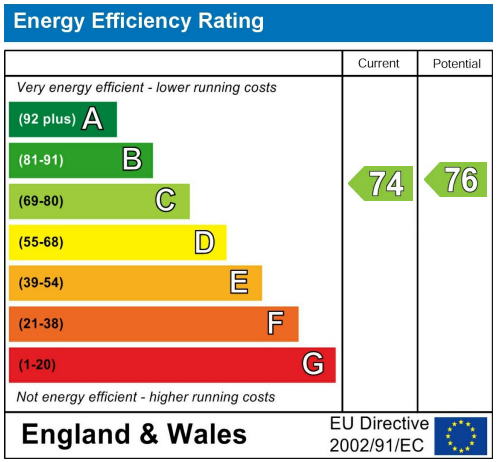

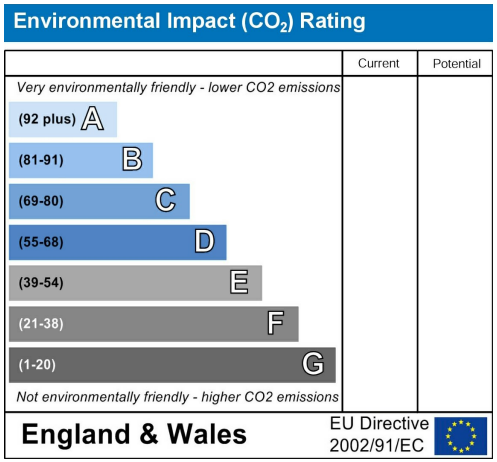

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