5 Brooklands House Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FR
£189,950

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 balcony with breath-taking views across woodlands and countryside. 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.

Communal Entrance Hallway
Communal entrance door with entryphone system leading to communal hallway, stairs leading to all floors, flat is located on the second floor.

Private Hallway
Internal front door leading to hallway, radiator, entryphone system, large storage cupboard housing the electric consumer unit and ample storage space.

Open Plan Living Space
26'6" x 11'6" (8.10 x 3.53)
Comprising of lounge, kitchen and dining area. Double glazed French doors giving access to balcony with stunning far reaching views across woodland and countryside, two radiators.

Kitchen Area
Modern Fitted kitchen comprising a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, integrated electric oven, worktop mounted electric hob with glass splashback and fitted stainless steel extractor hood above, stainless steel single sink with drainer and mixer tap, integrated dishwasher, integrated washer/dryer, recessed ceiling spotlights.

Lounge Area
Storage cupboard, providing storage space and housing the gas central heating combination boiler.

Bedroom
17'6" x 9'1" (5.35 x 2.78)
Double glazed window to the side elevation with stunning and far reaching views across woodlands, radiator, large range of fitted bedroom wardrobes comprising hanging space and shelving, door giving access to Jack and Gill bathroom.

Jack And Jill Bathroom
Door into bedroom, door into hallway, heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin with mixer tap, panelled enclosed bath with mixer tap, wall mounted shower controls and shower attachment, part tiled walls, extractor fan, fitted bathroom mirrored cabinet with lighting, electric shaver point and demister.

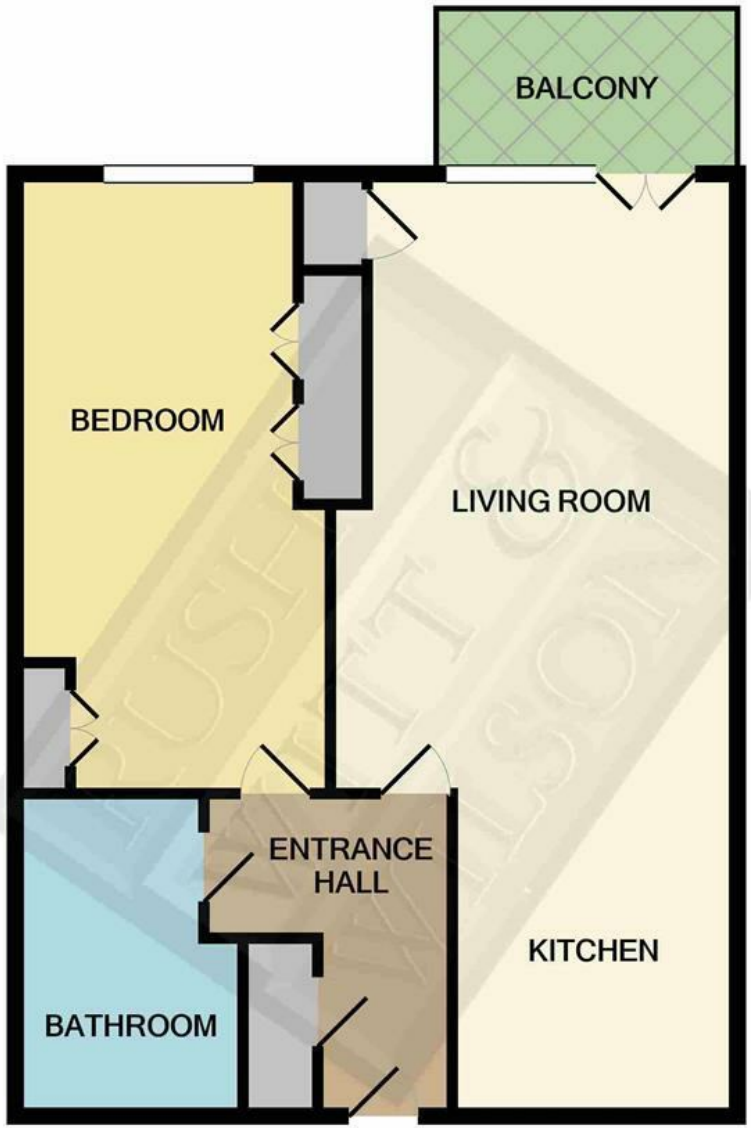
Externals

Communal Gardens
Well maintained communal gardens, allocated parking space for one car.

Lease And Maintenance
Lease 125 years/ Service Charge approximately £100 per calendar month.

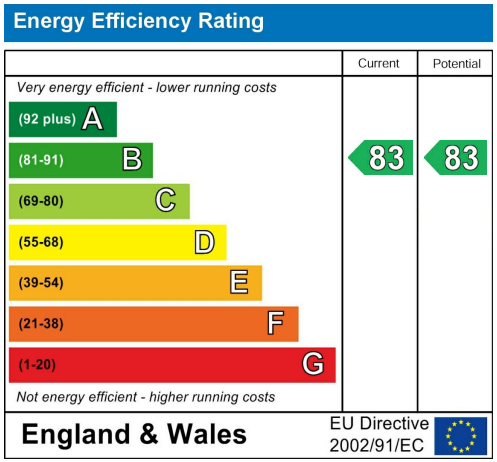
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

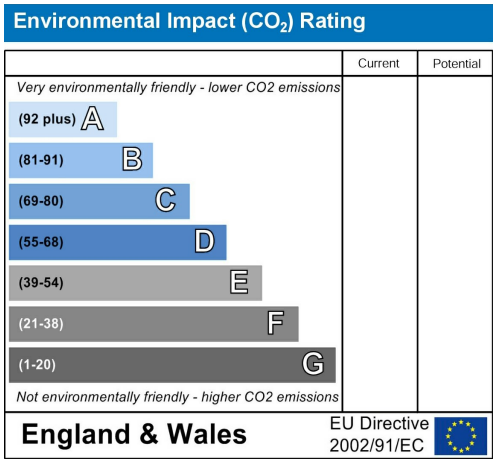
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose



TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2021





RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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