

**RUSH
WITT &
WILSON**



**25 Homehill House Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1PZ
£67,500**

A well presented one bedroom second floor retirement flat situated in Bexhill Town Centre, conveniently situated in the heart of Bexhill, managed by McCarthy Stone. The property benefits from night storage heating, double glazed windows and doors, lift to the second floor. The communal facilities of the block include a residents lounge, laundry, guest suite and the services of a House Manager supported by an emergency call system in each flat. Viewing recommended by RWW sole agents. VACANT POSSESSION.



Communal Entrance Lobby

With entryphone system, leading through to communal parts of the retirement block with excellent in house facilities. Lift to second floor.

Private Entrance Hall

Private entrance door leading to private entrance hallway, built in storage cupboard with slatted shelving, entry phone system, management call cord and intercom.

Living Room

19'9 x 10'6 (6.02m x 3.20m)

Window over looks the southerly elevation with beautiful views over Bexhill railway station, storage heater and wall light points.

Kitchen

5'8 x 7'4 (1.73m x 2.24m)

Fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer stainless steel sink unit with mixer tap, tiled splash backs and space for fridge/freezer.

Bedroom One

15'1 x 8'8 (4.60m x 2.64m)

Window to front southerly elevation, built in wardrobe cupboard, wall mounted storage heater.

Bathroom

Suite comprising panelled bath with wall mounted electric shower unit and shower head, wc with low level flush, pedestal wash hand basin, tiled walls.

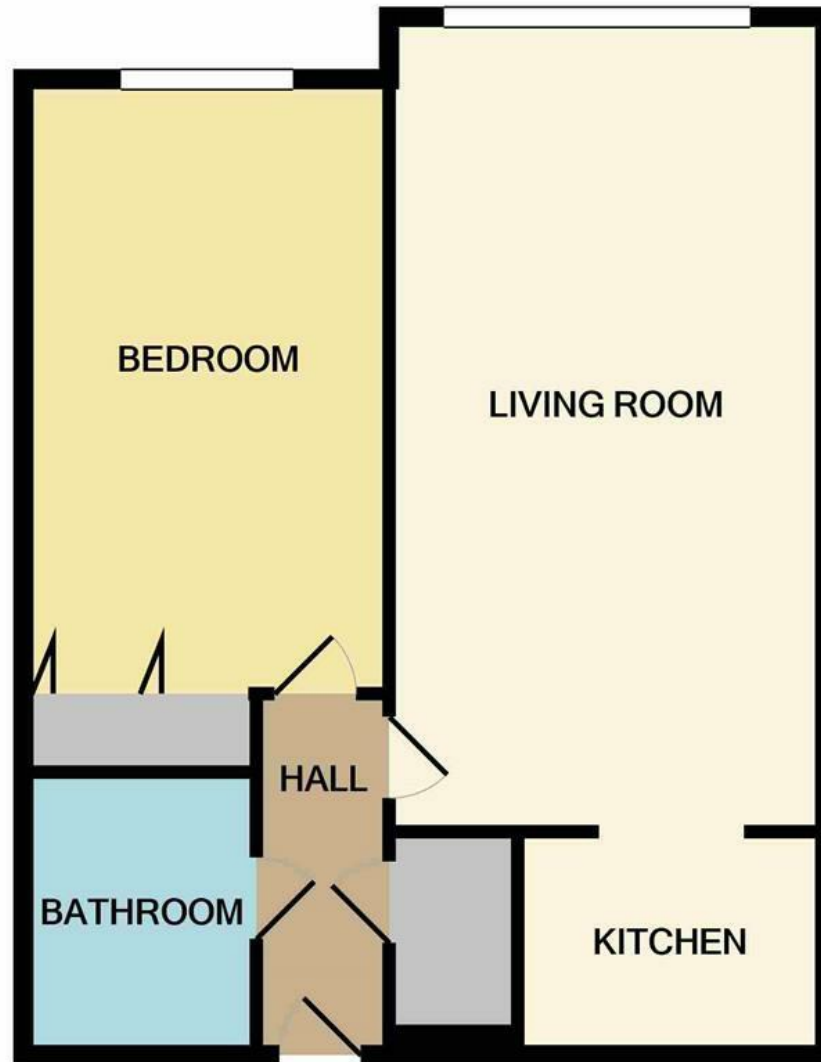
Maintenance details

We have been advised by the vendors that the service charge is approximately £1,649 every six months and the ground rent is £211 every six months. The length of the lease to be advised.

Agents Note

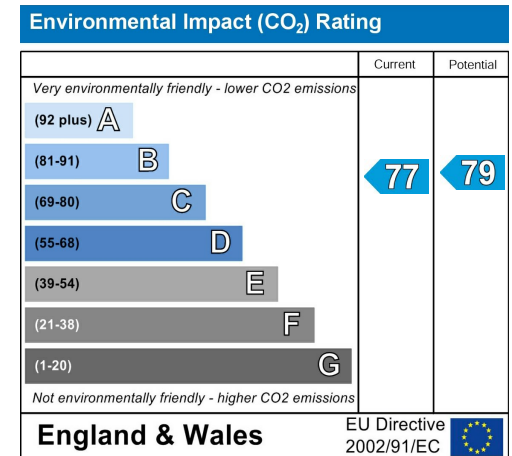
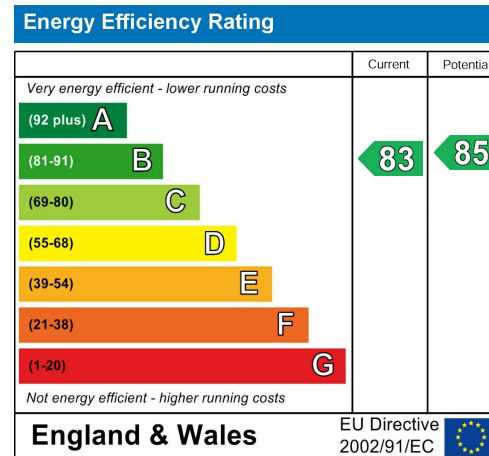
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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