

**RUSH
WITT &
WILSON**



**Flat 5, The Lodge Brookfield Road, Bexhill-On-Sea, East Sussex TN40 1NY
£169,500**

A beautiful two double bedroom first floor retirement flat with sea views, located in this exclusive block 'The Lodge', double glazed windows and doors, spacious kitchen, presented to a high standard, night storage heating system, south facing communal south facing balcony, off road parking, 24 hour emergency call system, over 60 age restriction. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Lobby

With entryphone system, stairs to the first floor.

Private Entrance Hallway

Night storage heater, warden intercom system with pull cord, access to roof space.

Lounge

17'7 x 13'2 (5.36m x 4.01m)

Windows to both front and side elevations, large built-in storage cupboard, ornate fireplace with electric real flame fire set on a granite plinth surround, night storage heater.

Kitchen

10'4 x 9'3 (3.15m x 2.82m)

Windows to both rear and side elevations. Modern re-fitted kitchen comprising a range of high gloss grey finished base and wall units and an induction hob with glass splashback and matching extractor canopy and light, wine rack cooler, Neff fan assisted oven and grill and space for fridge/freezer, laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, built-in dishwasher, plumbing for washing machine, concealed LED lighting.

Bedroom One

11'4 x 11'1 (3.45m x 3.38m)

Window to front elevation with a beautiful view of the sea, floor to ceiling wardrobe cupboards which are mirror fronted with sliding doors and night storage heater.

Bedroom Two

11'8 x 10'3 (3.56m x 3.12m)

Window to rear elevation, night storage heater, built-in wardrobe cupboard with mirror fronted folding doors.

Bathroom

Suite comprising walk-in double width shower with chrome controls, chrome shower head, w.c. with low level flush, wall mounted wash hand basin with vanity unit containing cupboards and drawers, heated towel rail, tiled wall and floors, obscure glass window to the rear elevation.

Outside**Maintenance Charges**

We have been advised by the vendors and that the lease is 125 years from 1988, the service charge is half yearly at £2,858.

Shared Communal Parking

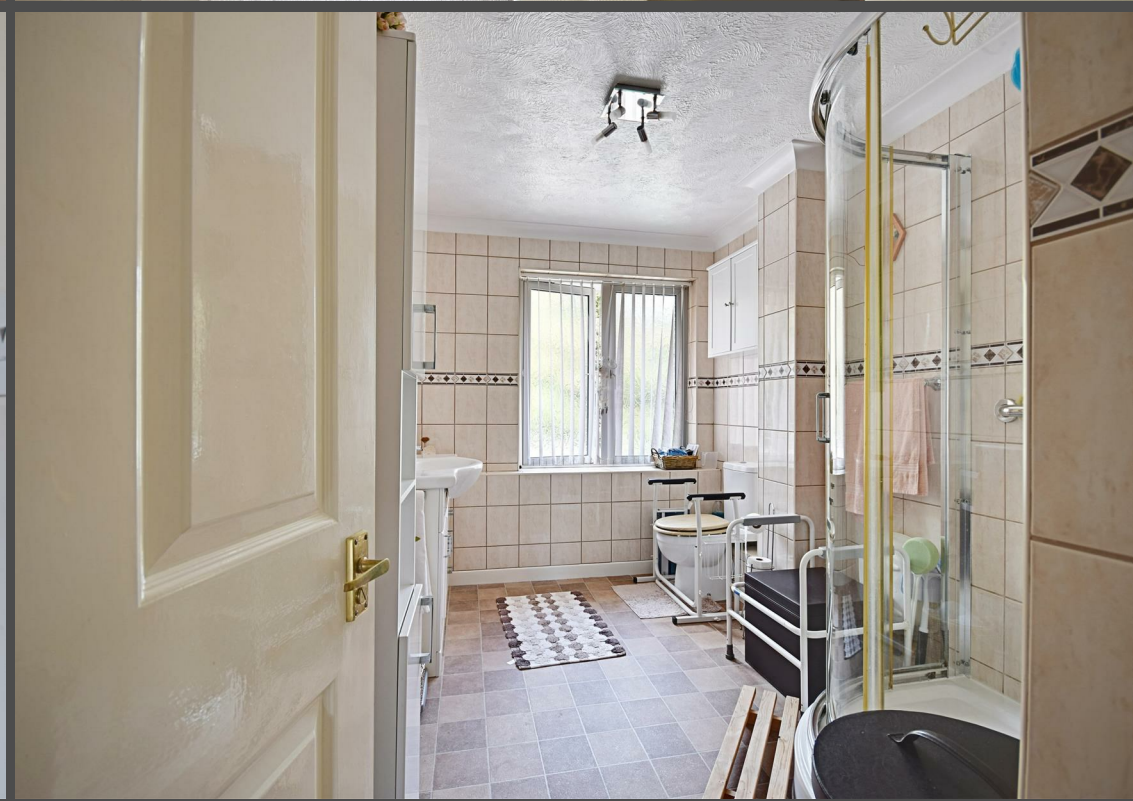
Communal parking to the front of the property.

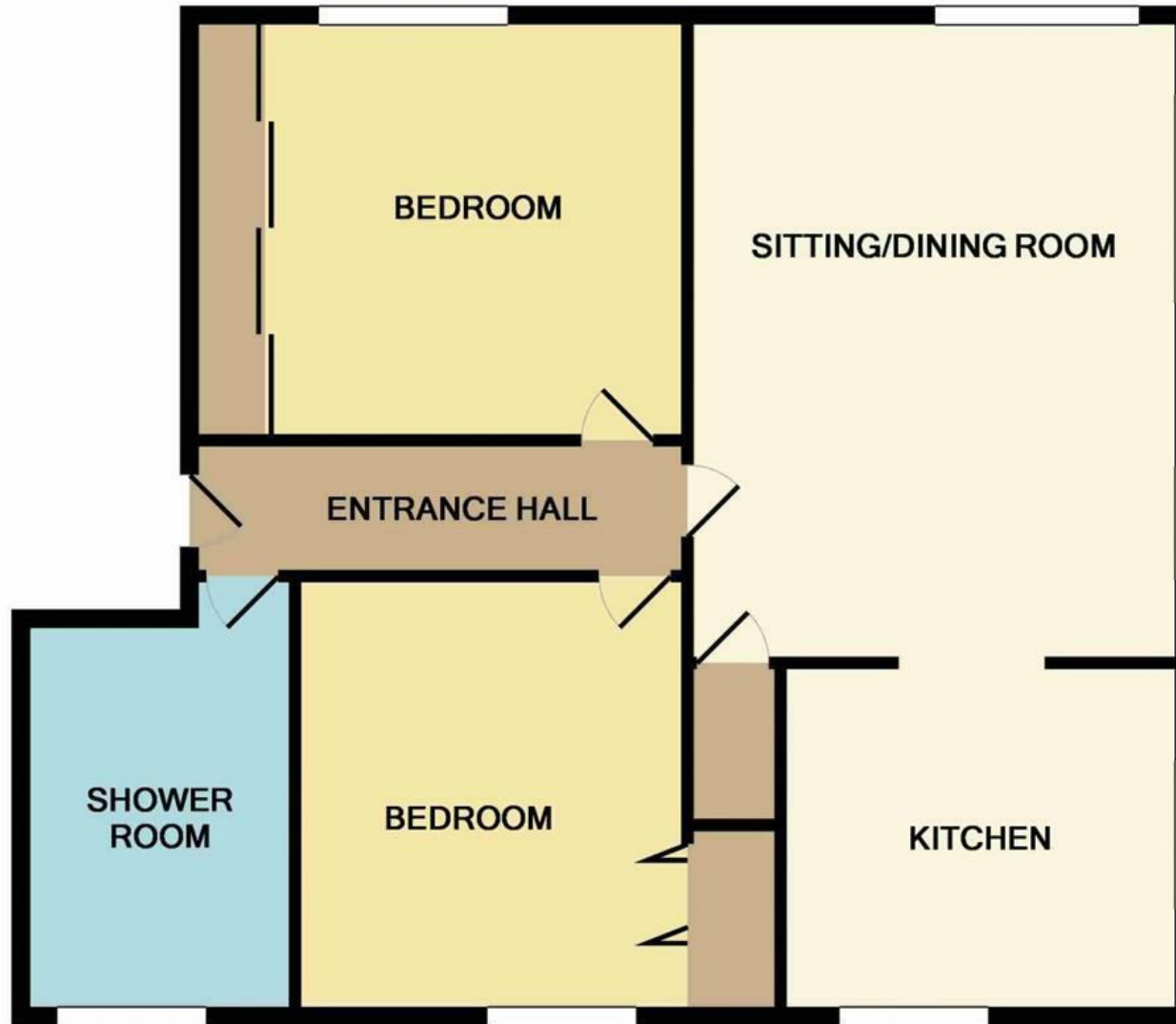
Communal Gardens

Mainly laid to lawn, beautifully established shrub and flower beds, enclosed by hedging, patio area. Shared sun balcony to the first floor just outside the front door of this retirement flat.

Agents Note

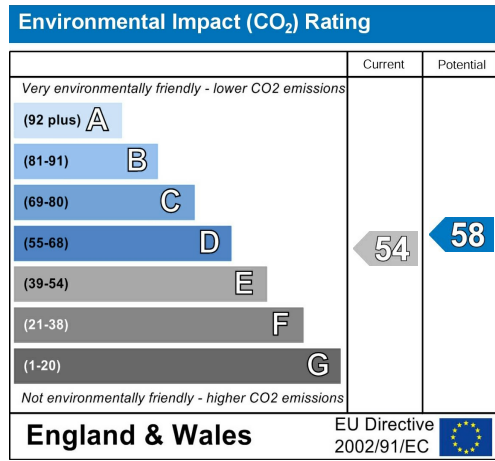
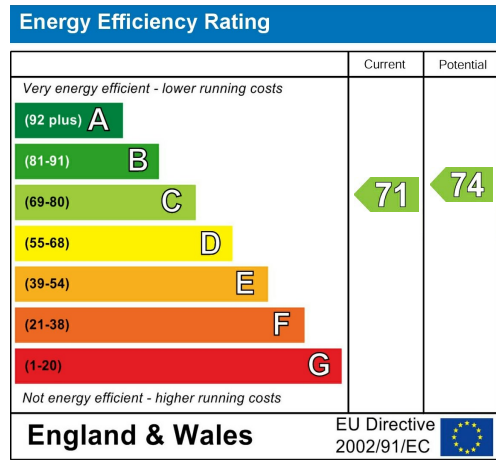
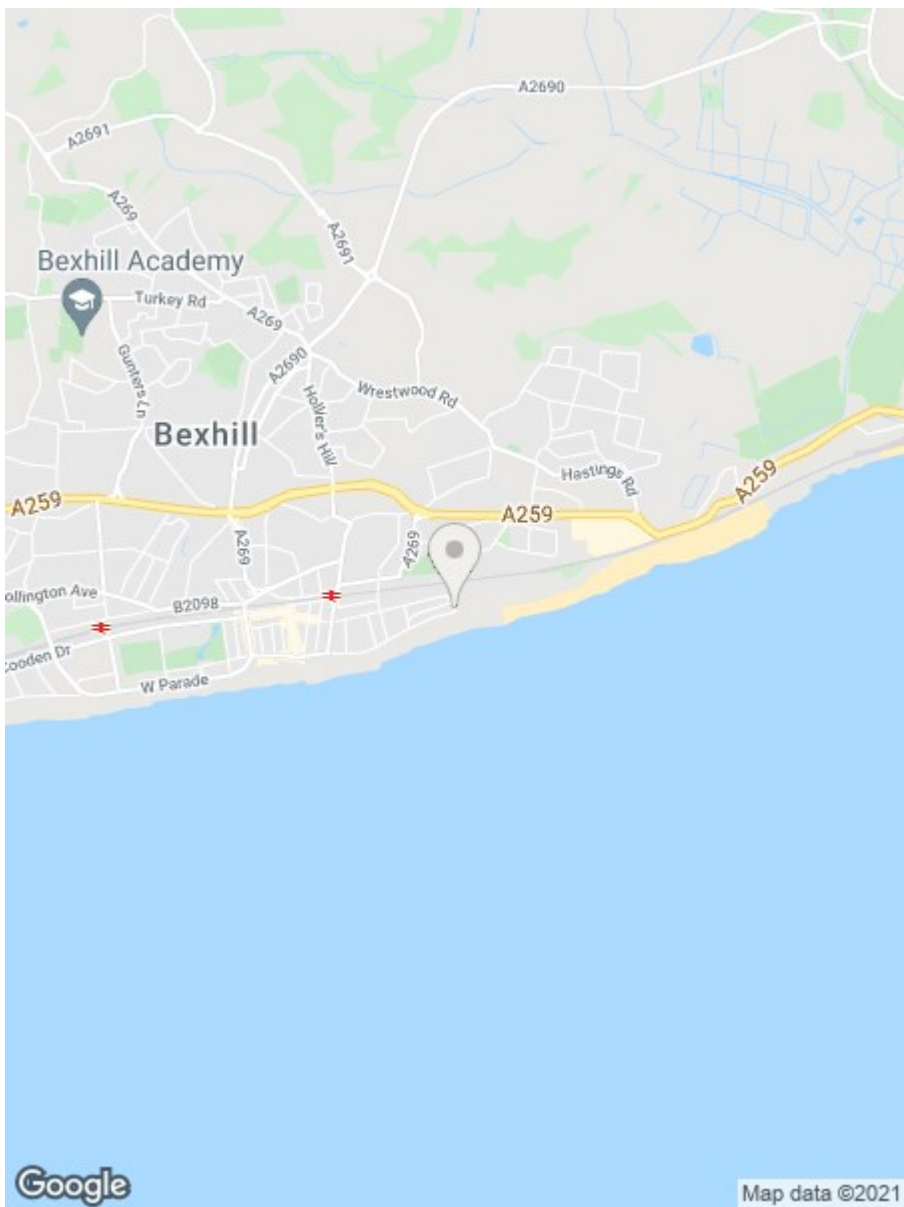
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 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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