

**RUSH
WITT &
WILSON**



**51 Homelawn House Brookfield Road, Bexhill-On-Sea, East Sussex TN40 1PN
£139,950**

A very spacious, beautifully refurbished, 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, brand new modern electric radiator heating, brand new fitted kitchen and bathroom, newly fitted carpets, new pressurised water system, lift to all floors, guest suite, 24 hour emergency call system, residents lounge, age restriction over 60's only, Approximately 105 remaining on the lease. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Communal Entrance Hall

Leading to stairs and lift to second floor.

Private Entrance Hallway

With entry-phone system, pull cord, modern electric radiator, large cloaks cupboard.

Living Room

22'1" x 10'0" (6.75m x 3.06m)

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

Kitchen

9'3" x 6'0" (2.82m x 1.84m)

Brand new kitchen comprising a range of white, high gloss finish base and wall units, tiled splashbacks, space for fridge/freezer, integrated oven and grill with induction hob, enamel sink unit with mixer tap, breakfast bar, window overlooks the easterly elevation toward Galley Hill, grey wood effect flooring.

Bedroom One

15'7" x 9'10" (4.75m x 3.00m)

Window to the easterly elevation overlooking the communal gardens, modern electric radiator, built in wardrobe cupboard, additional wardrobes with mirrors and drawers.

Bedroom Two

9'10" x 8'8" (3.00m x 2.66m)

Window overlooks the southerly elevation with sea views, modern electric radiator, built in wardrobe cupboard.

Bathroom

Brand new shower room comprising walk in shower with chrome controls, chrome showerhead, tiled splashbacks, wc with concealed cistern, wall mounted wash hand basin with vanity drawers beneath, ceramic wall tiling, chrome heated towel rail, mirror.

Communal Gardens

Communal Facilities

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

Service Charges

Lease Approximately 101 years remaining, service charges £2413 per 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.

Available By Separate Negotiation

Available separately and individually, price subject to negotiation:

Lounge:

Double recliner sofa

Misc lounge furniture

Bedroom 1:

Care Co 4 ' recliner bed (Aug 22)

4 drawer chest

Bedside table

Bedroom 2:

Single bed

Dressing table

6 drawer chest of drawers (Jun 22)

Bedside table (Jun 22)

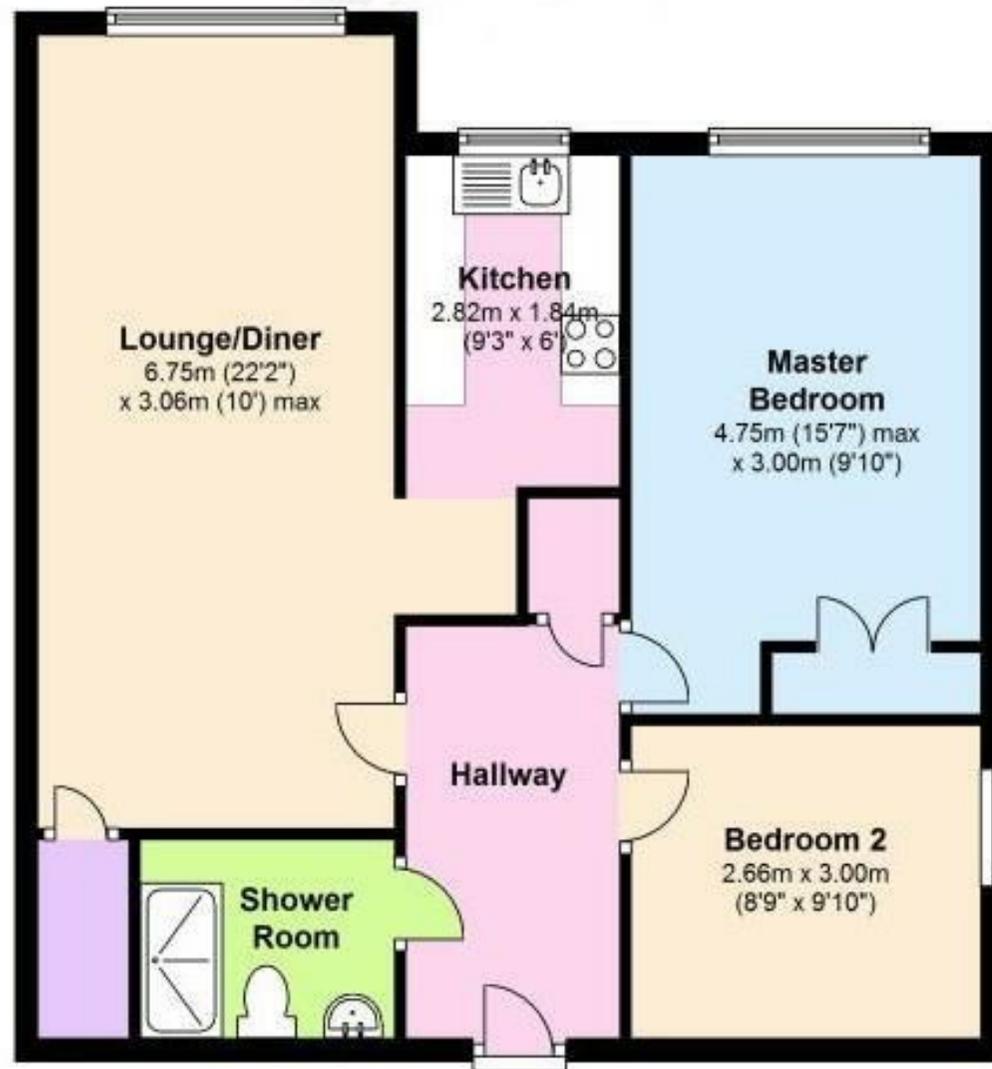
Misc:

Blinds - kitchen/lounge and bedrooms

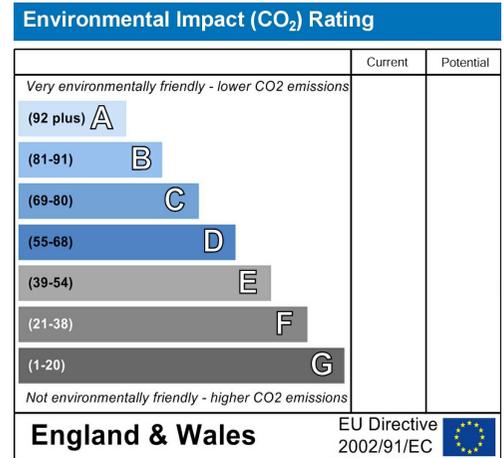
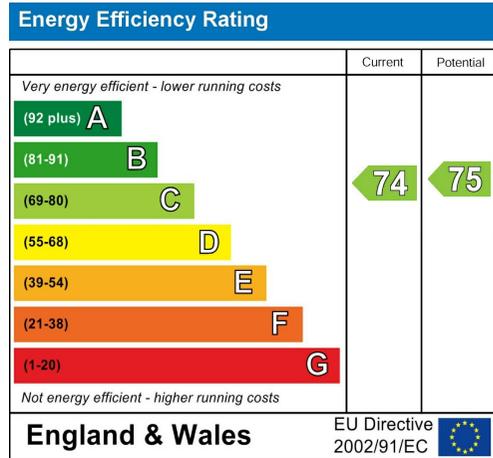
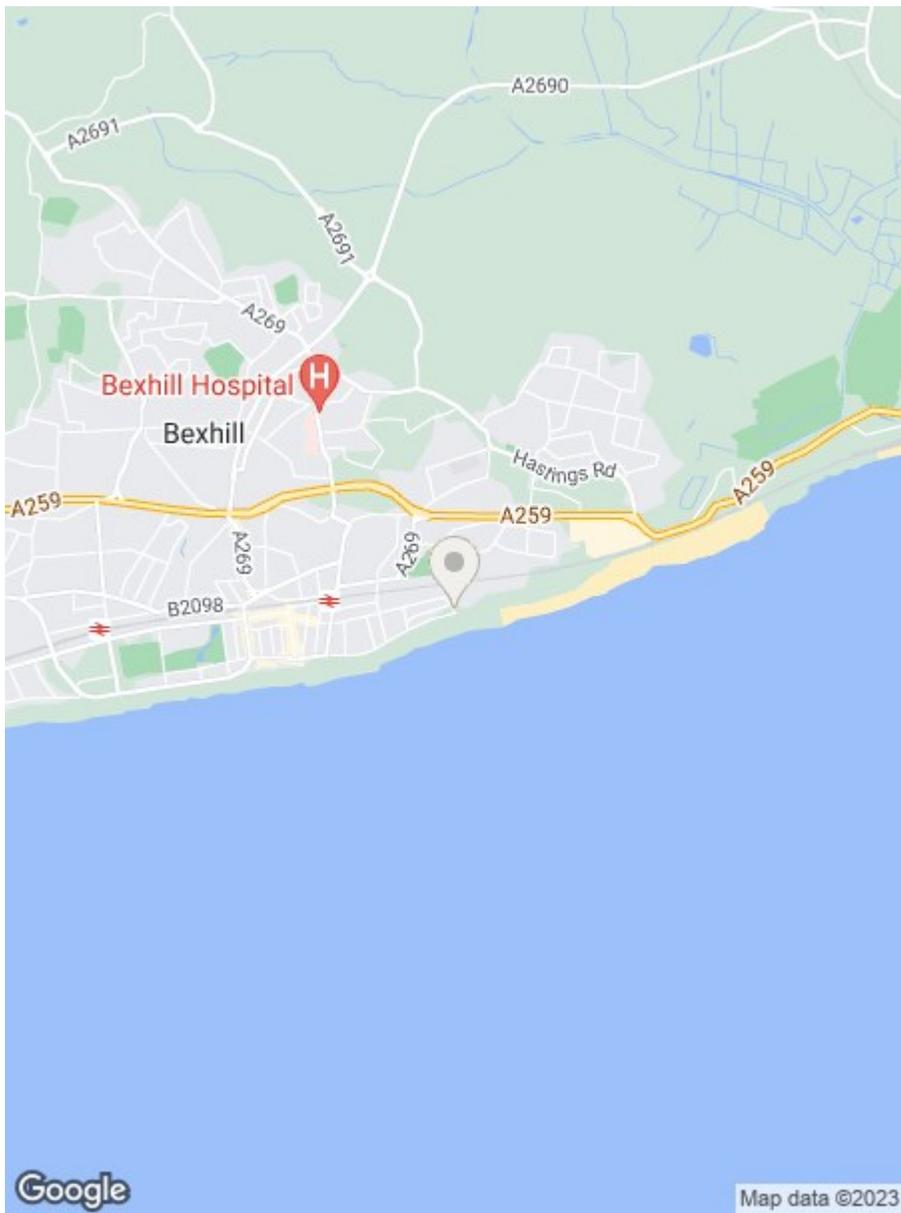
Condensing tumble dryer

Care Co Mobility scooter with cover (Jun 22) - in situ in parking space





Total area: approx. 64.0 sq. metres (688.4 sq. feet)



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