

**RUSH
WITT &
WILSON**



**51 Homelawn House Brookfield Road, Bexhill-On-Sea, East Sussex TN40 1PN
£129,000**

A very spacious 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, electric heating, modern fitted kitchen and bathroom, lift to all floors, guest suite, 24 hour emergency call system, residents lounge, age restriction over 60's only, leasehold 103 years remaining. Viewing comes highly recommended by RWW sole agents.



Communal Entrance Hall**Private Entrance Hallway****Living Room**

20'2 x 11'10 (6.15m x 3.61m)

Kitchen

9'2 x 6' (2.79m x 1.83m)

Bedroom One

15'6 x 9'9 (4.72m x 2.97m)

Bedroom Two

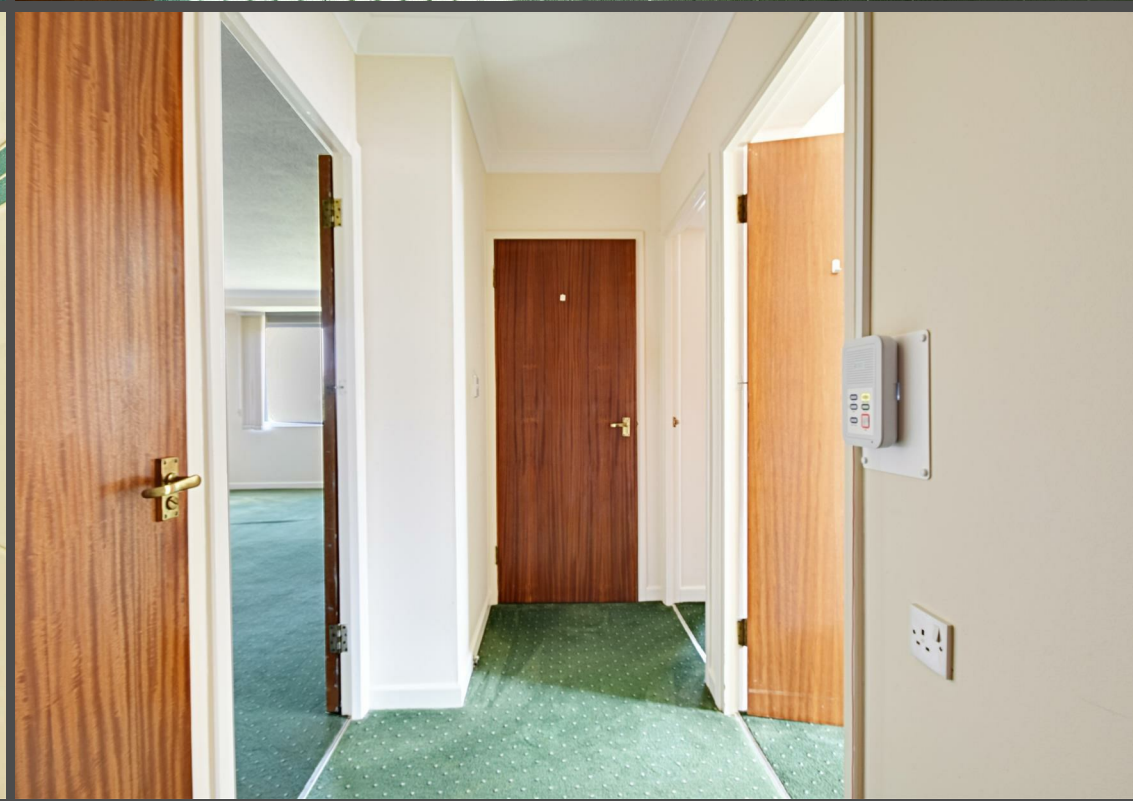
10'5 x 8'8 (3.18m x 2.64m)

Bathroom**Communal Gardens****Service Charges**

Lease 103 years remaining, service charges £2100 6 monthly.

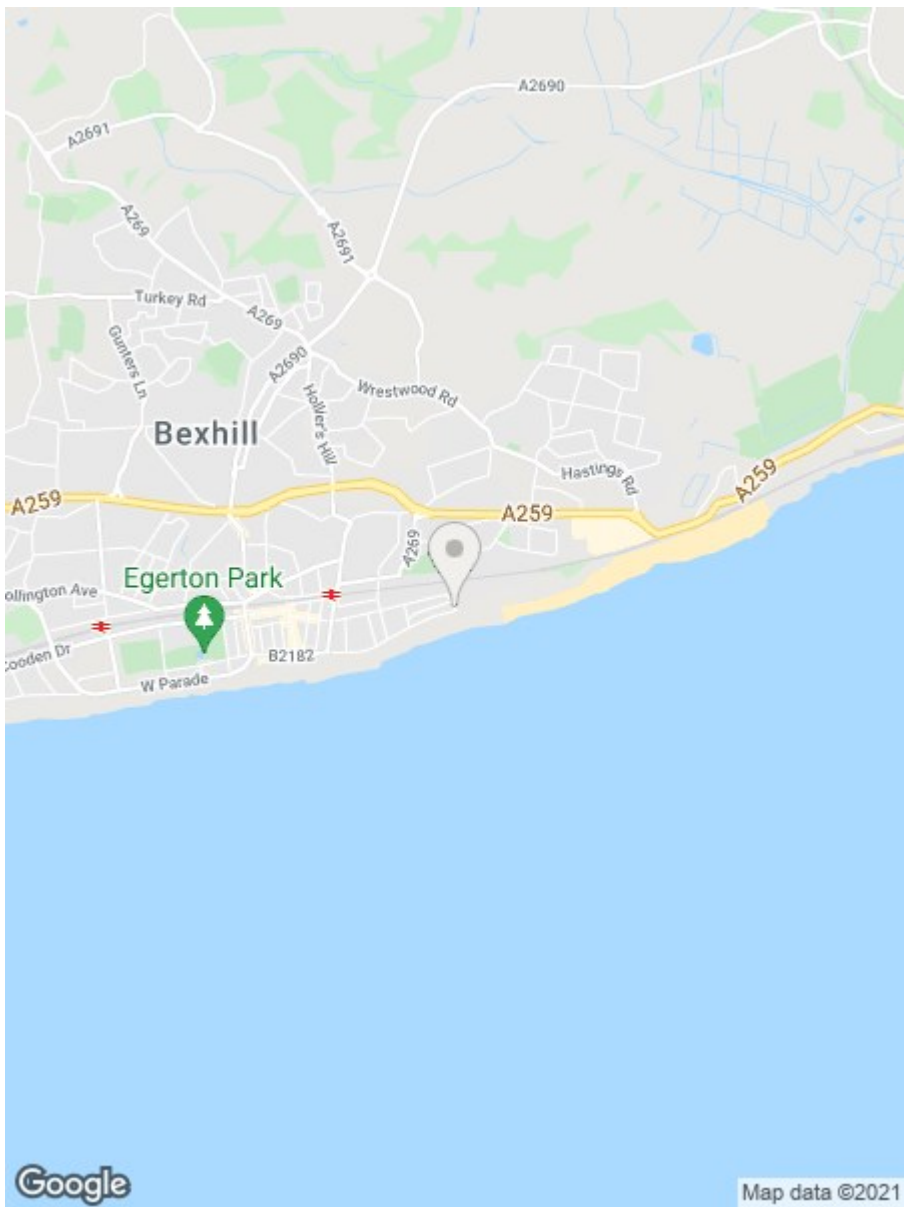
Agents Note

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.





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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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Lettings & Property Management**



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