RUSH WITT & WILSON

**Flat 2, Brookfield Court Lionel Road, Bexhill-On-Sea, East Sussex TN40 1NT**
**£250,000**

**A bright and spacious two double bedroom ground floor flat with sea view! Situated just off the beautiful De La Warr Parade Bexhill. Benefits include gas central heating system, double glazed windows and doors, private access to rear court yard area, living/ dining room, beautiful Art Deco building with communal roof solarium, share of freehold, walking distance from Bexhill Town Centre and vacant possession. Viewing comes highly recommended by RWW sole agents.**

**Communal Hallway**
With entryphone system.

**Private Hallway**
Built in cloaks cupboard, single radiator, security entryphone system, built in storage cupboard.

**Lounge/Dining Room**
20'6 x 14'1 (6.25m x 4.29m)
Windows to the front elevation with sea views, double radiator, feature fireplace with real flame gas fire.

**Kitchen**
10'8 x 9'10 (3.25m x 3.00m)
Window and door to the rear courtyard, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, gas hob with
electric oven and grill beneath, tiled splashbacks, wall mounted Worcester gas central heating and domestic hot water boiler, built in fridge and freezer.

**Bedroom One**
15'1 x 13'7 (4.60m x 4.14m)
Window to front and side elevations with southerly aspect, double radiator, built in wardrobe cupboards, fitted dressing table.

**Bedroom Two**
15'3 x 8'6 (4.65m x 2.59m)
Window to the side elevation, double radiator, built in wardrobe cupboard.

**Bathroom**
Designed as a wet-room with wall mounted electric shower unit, controls and showerhead, seat and splash guards, wc with low level flush, pedestal wash hand basin, half height wall tiling, obscure glass window to the rear elevation.

**Outside**

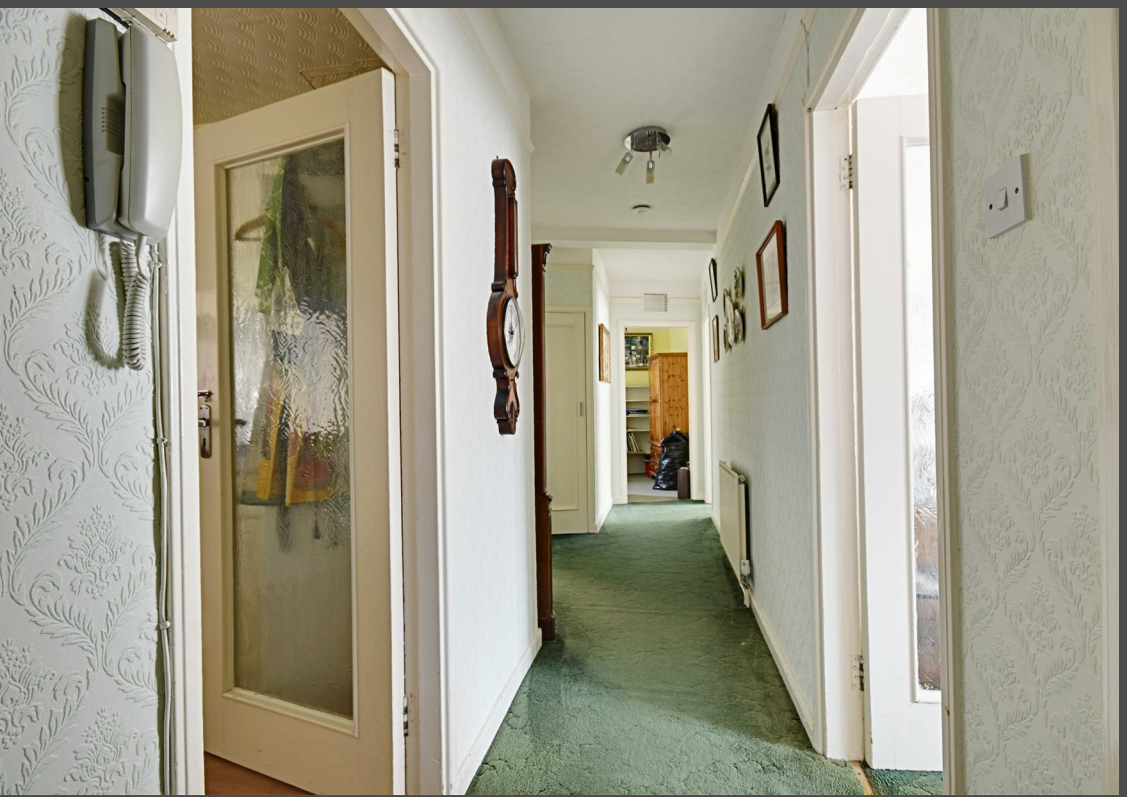
**Communal Gardens**
Beautiful communal gardens, mainly laid to lawn with well planted shrub and flowerbeds, sunny aspect to the front elevation.

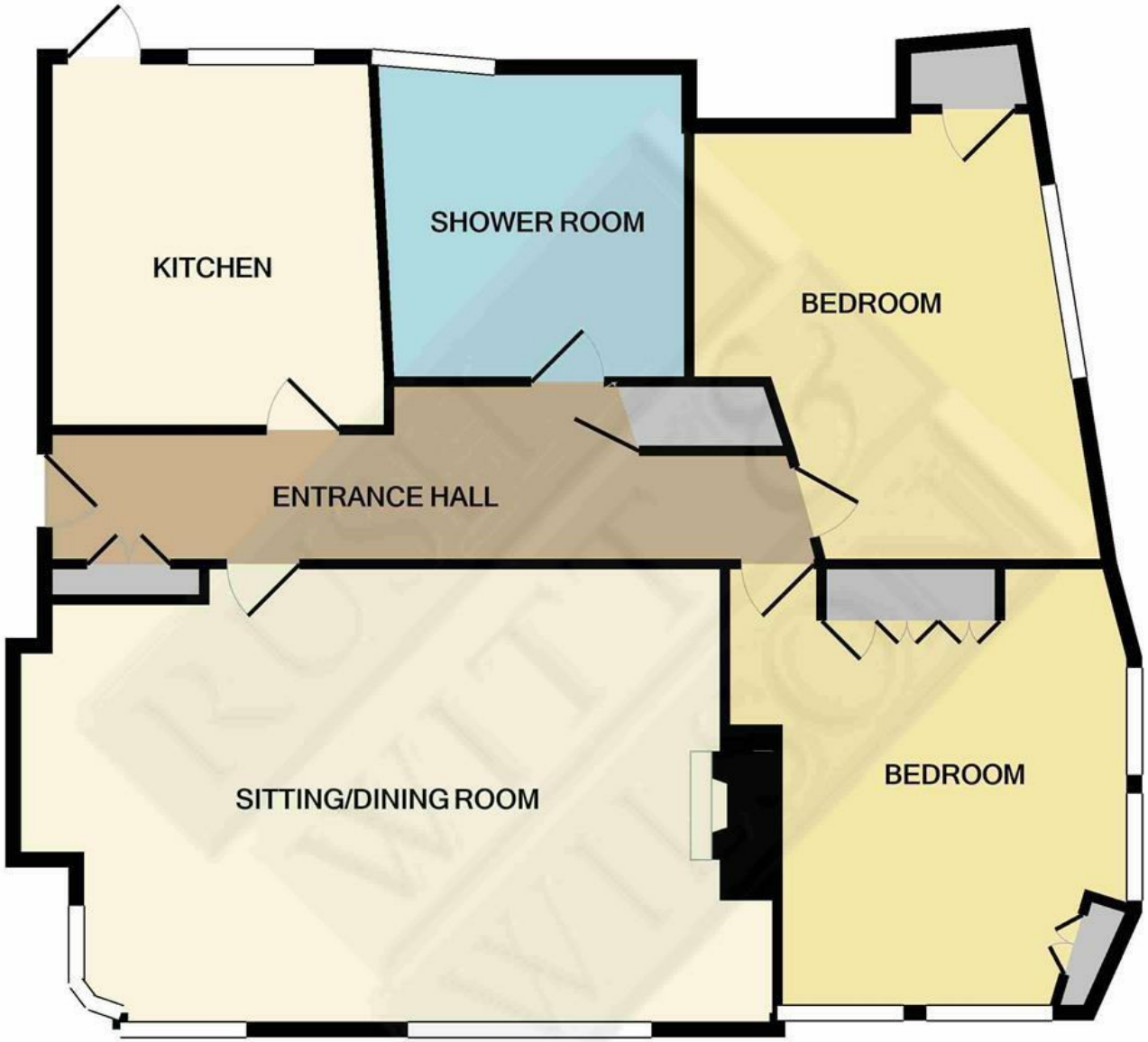
**Courtyard**
To the rear is a small courtyard area, accessed via kitchen door.

**Lease And Maintenance**
Share of Freehold. Service charge is £400 per quarter.

**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.

**Roof Solarium**
There is a communal roof solarium which is available to use for all residents. This room benefits from fantastic sea views.






SOME OF THE WALLS IN THIS PROPERTY RUN AT ANGLES THAT MAY NOT BE EXACT IN THIS PLAN, WHICH IS A GUID

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
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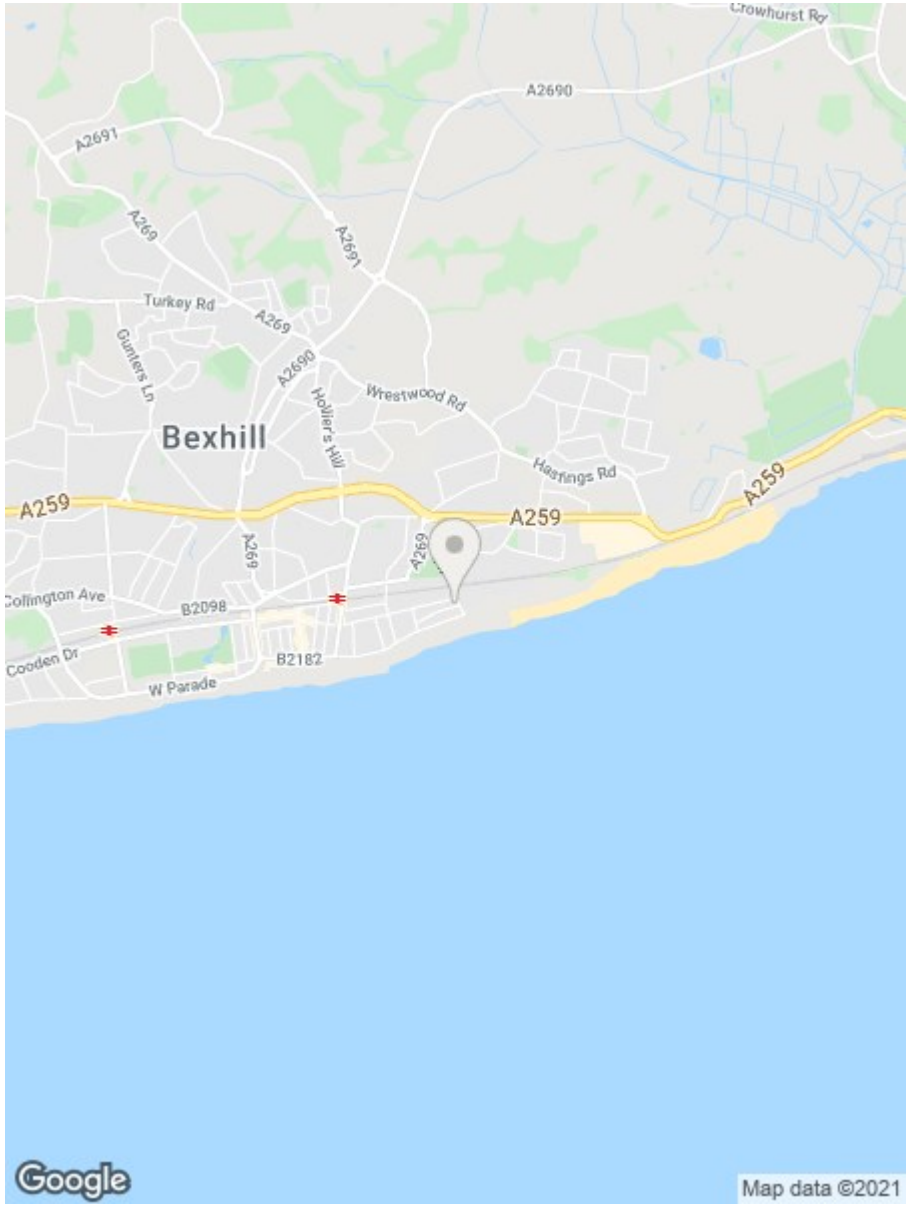


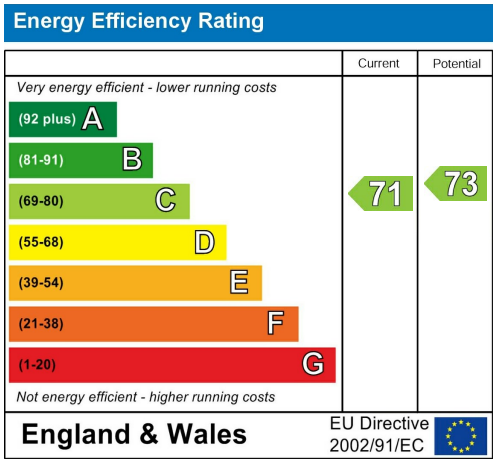


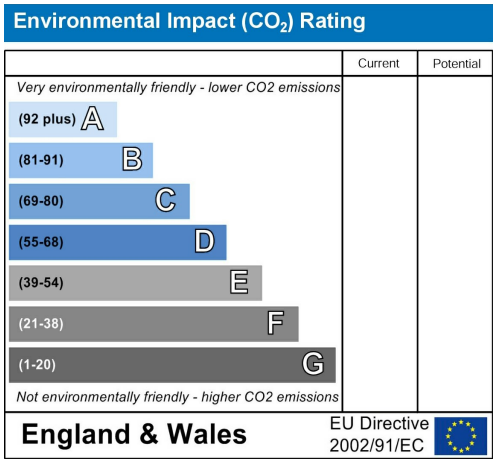


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