RUSH WITT & WILSON

73 Homelawn House Brookfield Road, Bexhill-On-Sea, East Sussex TN40 1PN
£130,000

A very spacious, beautifully presented, two bedroom top floor retirement flat with vacant possession, excellent communal facilities, situated just off the beautiful seafront at Bexhill, sun balcony, double glazed windows and doors, modern electric radiator 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, Approximately 123 remaining on the lease. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.

Communal Entrance Hallway
With lifts and stair access to the third floor.

Private Entrance Hall
Modern radiator, emergency pull cord system, built in cloaks cupboard.

Living Room
20'4" x 13'2" (6.21 x 4.03)
Window overlooks the rear elevation, door leads out onto sun balcony, two modern electric radiators, large built in storage cupboards with slatted shelving.

Kitchen
10'0" x 6'8" (3.05 x 2.04)
Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, built in oven and grill, built in fridge/freezer, tiled splashbacks.

Bedroom One
15'7" x 9'11" (4.77 x 3.03)
Modern electric radiator, window to the rear elevation, built in wardrobe cupboards.

Bedroom Two
10'9" x 8'9" (3.29 x 2.68)
Window to the rear elevation, built in wardrobe cupboard, modern electric radiator.

Bathroom
Suite comprising walk in double width shower, electric shower unit and showerhead, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, electric radiator, wall mounted mirror fronted cabinet.

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

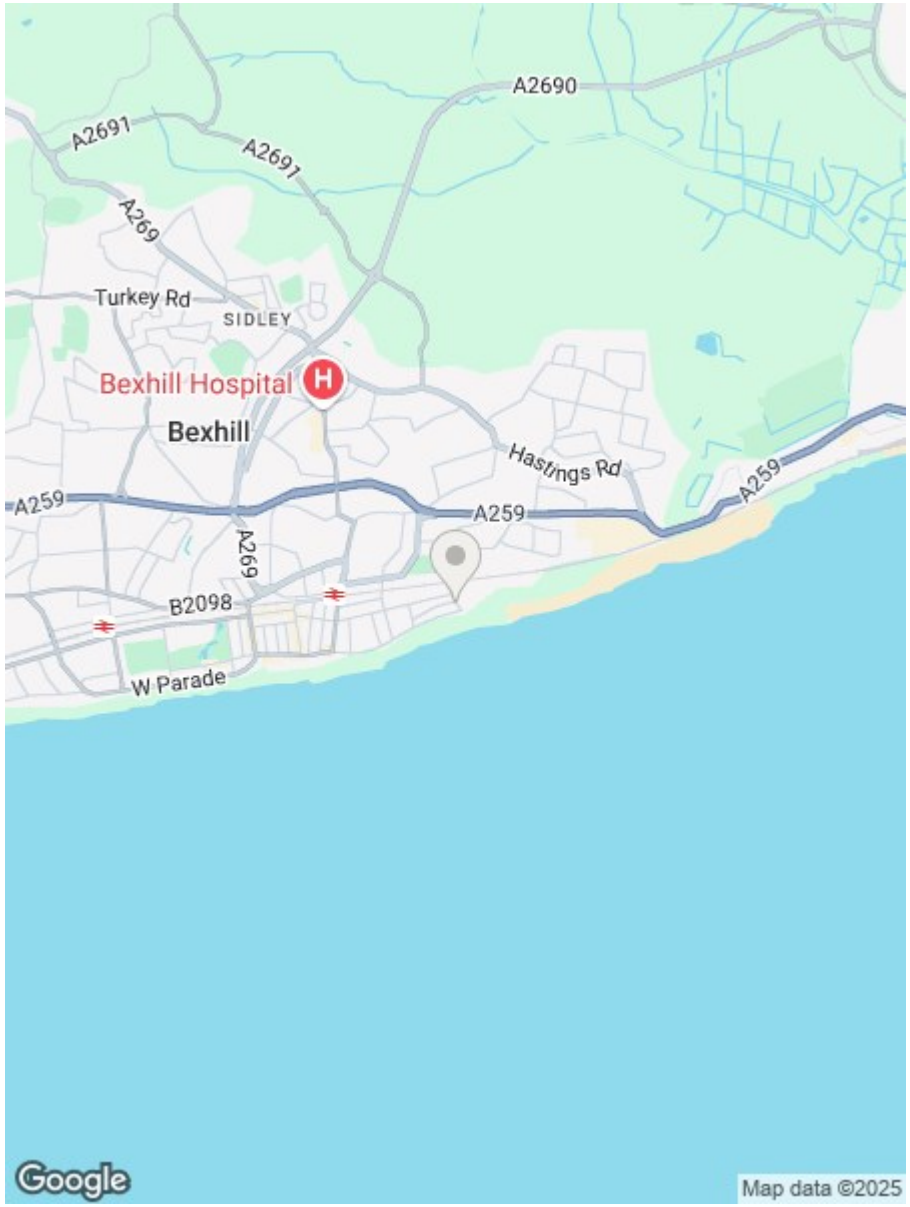
Communal Gardens

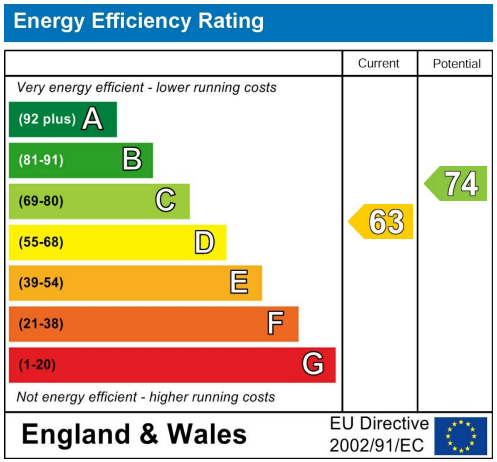
Maintenance And Lease
Service charges is approximately £2413 per 6 monthly.
Approximately 123 Years Remaining on the lease.

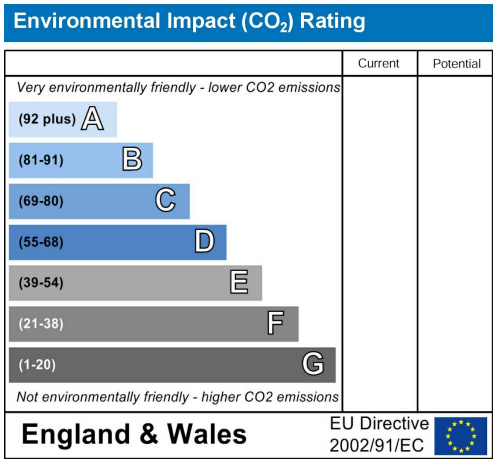
Agents Note

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)







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk