23 Brooklands House Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FR
£236,995

Rush, Witt and Wilson are delighted to welcome to the market this stunning and modern two bedroom, first floor apartment, ideally located in this sought after development of west Bexhill. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, with the master bedroom benefitting from its own walk in dressing area and en-suite shower room, a large open-plan living space with modern fitted kitchen, lounge/dining area and Juliet balcony and a modern fitted family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers private car park with allocated parking space and well maintained communal gardens. Ideally situated in this popular development of West Bexhill, just a short distance from Little Common Village with its wide range of amenities. Offered with NO ONWARD CHAIN. Viewing comes highly recommended by RWW to appreciate this deceptively spacious apartment in this popular block. Council Tax Band C.

Communal Entrance
With entry-phone system leading to communal hallways, the flat is located on the first floor.

Private Hallway
Private entrance door, radiator, large storage/services cupboard providing ample storage space and housing the electric consumer unit and fibreoptic broadband box.

Open Plan Living Space
21'0" x 15'1" (6.42 x 4.61)
Double glazed windows and double glazed French doors with Juliet balcony to the front elevation, two radiators, modern fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated fridge/freezer, integrated electric oven, electric hob with glass splashback and stainless steel extractor hood above, integrated washing machine, integrated dishwasher, cupboard housing the gas central heating boiler.

Bedroom One
12'4" x 9'8" (3.78 x 2.97)
Double glazed window to the rear elevation, radiator, opening leading into dressing area and en-suite.

Walk In Dressing Area
7'2" x 5'2" (2.20 x 1.58)
Large space suitable for wardrobes and door with access to en-suite.

En-Suite Shower Room
Heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, electric shaver point.

Bedroom Two
10'10" x 8'8" (3.31 x 2.65)
Double glazed window to the rear elevation, radiator.

Bathroom
Heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin with mixer tap, panelled enclosed bath with mixer tap, part tiled walls.

Outside

Communal Gardens
Well maintained communal gardens, mainly laid to lawn with mature plants, shrubs and hedging.

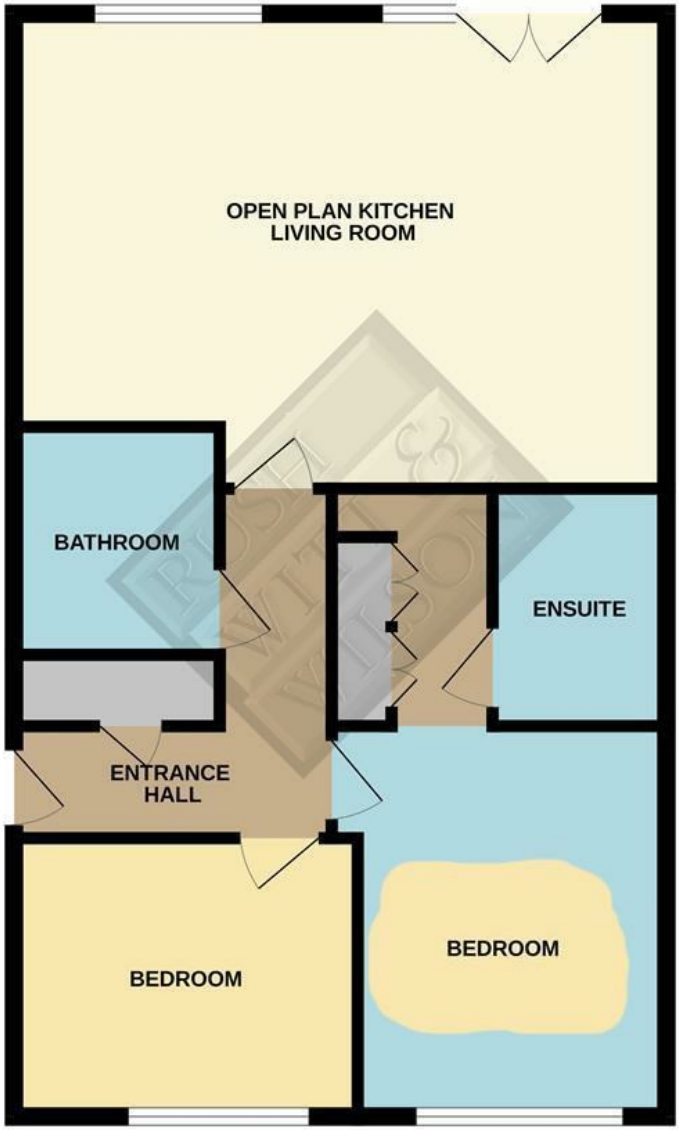
Private Carpark
With allocated parking space.

Lease and Maintenance
We have been advised from the seller of the following:
The property is leasehold with 995 years remaining.
Service Charge is £850 per 6 months.
Ground Rent is £200 per annum.

Tax c

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.

FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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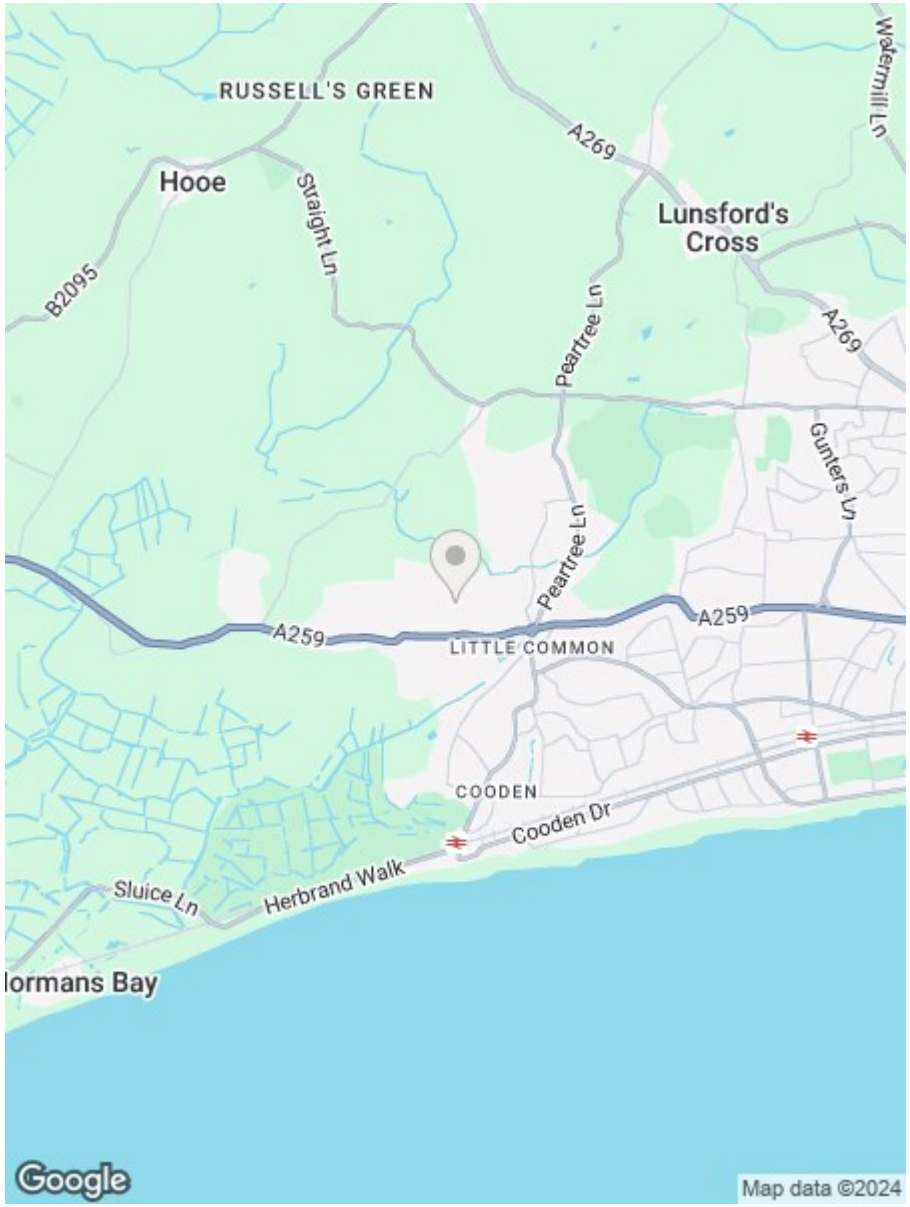

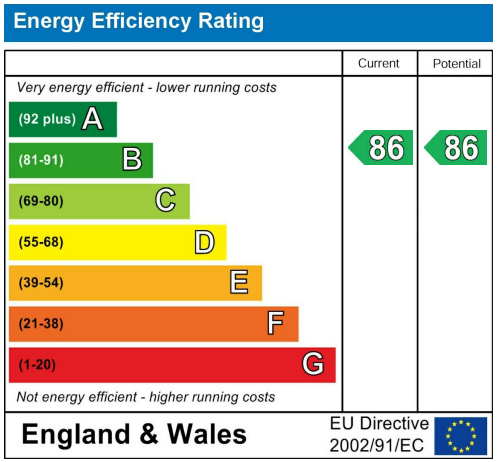

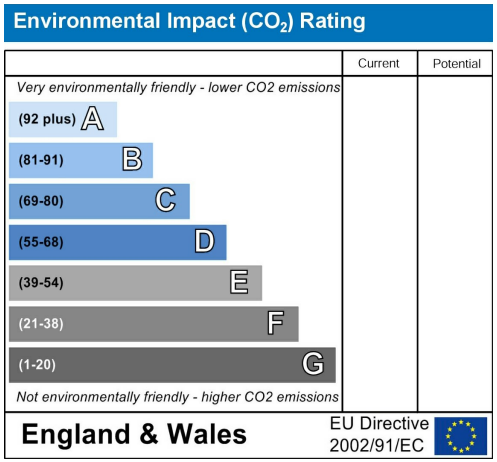

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