



Kimberley Court, Flat 7 London Road,  
Bexhill-on-Sea TN39 4AE



## PROPERTY DESCRIPTION

An incredibly well presented, one bedroom second floor flat situated in this purpose built block. Benefitting from an allocated parking space, other notable features of this property include; modern kitchen and bathroom, long lease, share of freehold, gas boiler and radiators, double glazed windows. EPC - C

## FEATURES

- One Bedroom
- Second Floor Flat
- Purpose Built Building
- Allocated Parking Space
- Modern Kitchen & Bathroom
- Ideal First Purchase or Buy to Let
- Well Presented and Bright Throughout
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Entrance Hall

Communal entrance door leading to communal entrance hall with stairs to second floor landing, private entrance door leading to private entrance hall with security intercom handset, radiator,

### Living Room

16' 9" max narrowing to 9' 1" x 12' 2" max narrowing to 8' 2" (5.11m x 3.71m) With double glazed tilt and turn window overlooking the rear of the property, radiator, TV point.

### Bedroom

16' 9" max narrowing to 9' x 9' 11" max narrowing to 5' 11" (5.11m x 3.02m) With double glazed tilt and turn windows overlooking the front of the property, radiator, telephone point.

### Kitchen

13' max x 11' 1" max (3.96m x 3.38m) With modern units comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, part tiling to walls, cupboard housing concealed wall mounted gas boiler with storage cupboards below, range of built in units comprising; fridge freezer, four ring electric hob with electric oven below and extractor above, dishwasher and washing machine, double glazed Velux window overlooking the side of the property, radiator, TV point.

### Bathroom

With modern fittings comprising; panelled bath with mixer tap and shower attachment, part tiling to walls, glass screen, wash hand basin with mixer tap, low-level WC, chrome ladder, radiator, strip light with shaver point, storage cupboard with shelving, radiator, door to large storage cupboard with access to eaves.

### Outside

To the rear of the property, there is an allotted parking space and some communal gardens to the front and rear of the property.

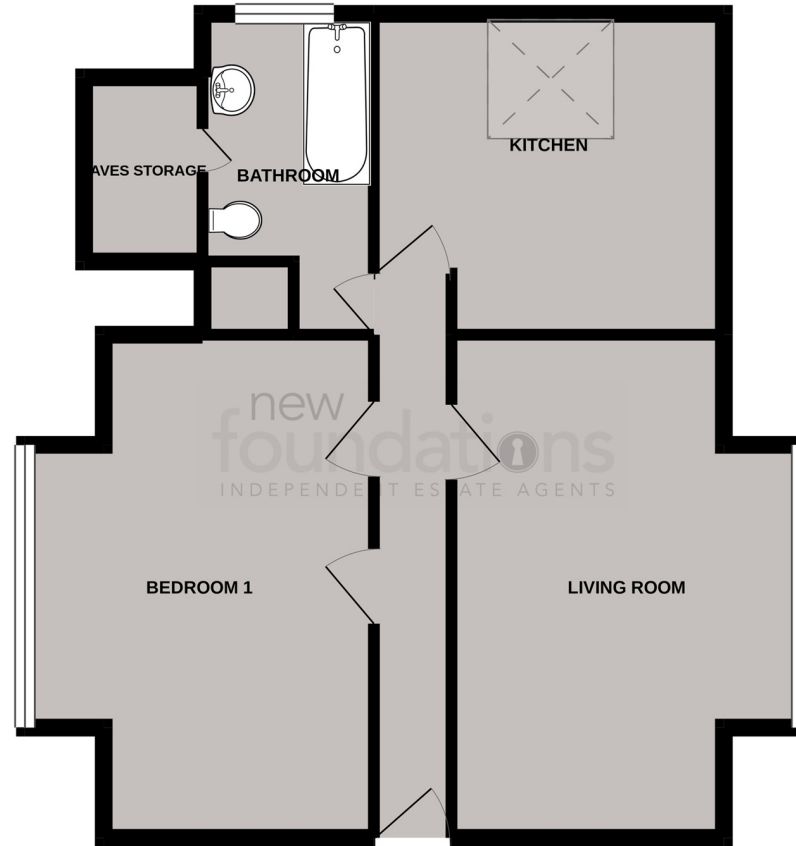
### NB

We have been verbally advised that the property is held on a 999 year lease and is to be sold with a share of the freehold. The current maintenance charges are approximately £1000 per annum.



# FLOORPLAN

## GROUND FLOOR



new  
foundations  
INDEPENDENT ESTATE AGENTS

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

