



**2 Whitehill Court Whitehill Avenue,
BEXHILL-ON-SEA TN39 3RY**



PROPERTY DESCRIPTION

A nicely presented 2 bedroom ground floor flat situated in West Bexhill, forming part of an attractive detached house with large communal gardens and allocated parking- other features include: Private entrance, hand built part wood kitchen and walk in pantry, Dressing room, long lease, share of freehold. EPC - E

FEATURES

- 2 Bedrooms
- Ground Floor Flat
- Share of Freehold
- Character Building
- Off Road Parking
- Dressing Room
- West Bexhill Location
- Walk in Pantry
- Council Tax Band - B
- Private Entrance To Property and To Communal Gardens





ROOM DESCRIPTIONS

Entrance Hall

Double glazed private front door with double glazed windows to either side leading onto private entrance hall with radiator, large built in storage cupboard with shelving and hanging rail, security intercom phone, further window and further access door leading onto communal hallway.

Sitting Room

19' 6" into bay x 13' 1" (5.94m x 3.99m) A sunny south facing room with double aspect and two double glazed windows one being a bay, feature fireplace, two radiators, stripped floorboards, recessed shelving, ornate ceiling coving, TV aerial point, telephone point.

Kitchen

11' 4" x 8' 11" (3.45m x 2.72m) Hand-built, part wood units comprising: Butler sink with mixer tap and cupboards underneath, further range of cupboards and drawers with solid Ash wood work surfaces, range of wall mounted cupboards; Beautiful large range cooker mantle surround with cream range cooker, cupboard housing wall mounted combination boiler, cream floor tiles, radiator, space for fridge-freezer, window with outlook over rear communal gardens. Large walk-in PANTRY, original slate shelving, further shelving, cream tiled floor, space for washing machine and frosted glass window.

Bedroom 1

14' 10" x 11' 10" plus large window recess (4.52m x 3.61m) With storage cupboard built into recess with shelving above, two radiators, recently fitted quality carpet, double aspect with double glazed windows with outlook to the front and rear, door to dressing room.

Dressing Room

7' 5" x 6' 3" (2.26m x 1.91m) With radiator, recently fitted quality carpet, two frosted glass windows.

Bedroom 2

11' 1" x 8' (3.38m x 2.44m) radiator, double glazed window with outlook over the rear gardens.

Shower Room

11' x 5' 6" (3.35m x 1.68m) Refitted 2018 with pedestal wash hand basin, low level WC, separate walk in shower cubicle, tiled with Mira shower, ladder radiator, leaded light window.

Outside

The property is set within very attractive large communal grounds. To the front of the property there is a parking area with an allocated parking space. To the side of the property there is an attractive wooded area and a large lawned area with mature shrubs and trees - this stretches around to the rear of the property, where there is an even larger lawned area with various flowers and shrubs. There is a communal washing line, and 2 communal outbuildings for storage.

We have been verbally advised by the Vendor that this property is pet friendly.

NB

We have been advised that the property is held on an approximate 935 year lease, and that the maintenance charges are currently £156.09 pcm. 12.5% of this is for a reserve fund. We have also been advised that the property is to be sold with a share of the freehold. The vendor has advised us that a new combi boiler was installed February 2018.

FLOORPLAN

GROUND FLOOR



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	51	70
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

