



Flat 6 Brookfield Road, Bexhill-on-Sea, East Sussex, TN40 1NY

One Bedroom Retirement Flat In a Sought After Position Extremely Close By To The Seafront £75,000 - Leasehold





Presenting an exceptional opportunity to acquire a delightful one-bedroom retirement flat ideally positioned close to the seafront in a highly sought-after location. This charming first-floor apartment offers a perfect blend of comfort, convenience, and potential, designed exclusively for the over 60's market. Sold with no onward chain, this property invites you to move in with ease or explore scope for personal enhancement to truly make it your own.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting space to relax or entertain guests. The reception area benefits from ample natural light, creating a bright and airy atmosphere that complements the peaceful surroundings of the building. Adjacent to this, the kitchen offers practical functionality with enough room for your culinary needs, ready to cater for daily living.

The generously sized double bedroom is a standout feature of this property, boasting fitted wardrobes that provide excellent storage solutions, leaving plenty of room to accommodate additional furnishings if desired. This delightful bedroom promises a restful retreat, benefiting from a tranquil setting away from the main living space. The bathroom is conveniently located, designed to meet the needs of comfortable retirement living.

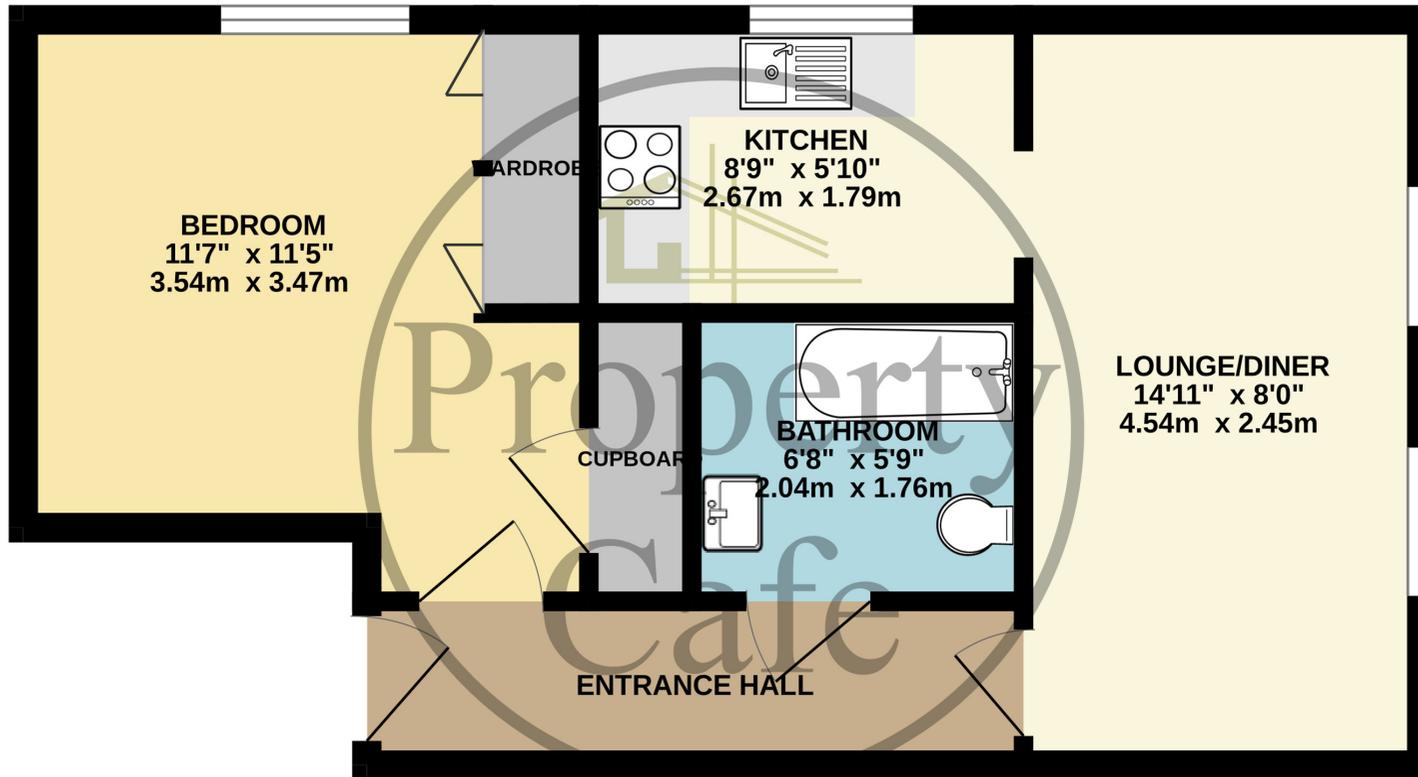
Residents of this retirement community enjoy the benefit of beautifully manicured communal gardens, offering a serene outdoor space to unwind, stroll, or socialise with neighbours. The excellent communal facilities available enhance the lifestyle further, providing spaces for community events, hobbies, or simply a quiet place to relax away from the confines of your apartment.

Situated in a sought-after position close to the seafront, the property combines peaceful residency with easy access to scenic walks, local shops, and amenities, ensuring everything you need is within a short distance. The position is perfect for those who appreciate coastal living and the convenience of nearby services.

This retirement flat provides an ideal opportunity for those seeking a comfortable and manageable home in a supportive, age-restricted environment. Whether you are looking to downsize or find a serene spot to enjoy your retirement years, this property is well worth your attention. Viewing is highly recommended to appreciate the potential, location, and benefits this wonderful apartment has to offer.



1ST FLOOR FLAT
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 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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Bedrooms: 1
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Permit.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Annual Service Charge: 3468
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated extremely close to Bexhill's manicured seafront & promenade, offering stunning views to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bedroom Retirement Flat For Sale
 - 1st Floor Apartment
 - Generous Double Bedroom With Fitted Wardrobes
 - Scope & Potential To Improve
 - Use Of Excellent Communal Facilities
- Manicured Communal Gardens
 - Sought After Position Close To Seafront
 - Over 60's Only
 - Sold With No Onward Chain.
 - Viewing Highly Recommended