



Flat 1 St Peters Mews, Church Street,  
Bexhill-on-Sea, East Sussex TN40

2EU



## PROPERTY DESCRIPTION

A charming two bedroom ground floor flat situated in this popular over 55's development within the Old Town of Bexhill. Just a short distance away you can find cafe's, local convenience store, 99 bus stop at the end of Church Street offering access to Bexhill Town Centre, Hastings & Eastbourne and the beautiful Manor Barn Gardens. The accommodation comprises; private entrance, entrance hall, south facing lounge overlooking the communal gardens, fitted kitchen with outlook towards the church, two bedrooms with the master having a door to the rear leading to the PRIVATE GARDEN and wet room. Outside as well as the private garden there are well kept communal gardens. EPC - C.

## FEATURES

- Two Bedroom Ground Floor Flat
- Private Garden To The Rear
- Private Entrance
- South Facing Lounge
- Sought After Development Within Bexhill Old Town
- Lovely Communal Gardens
- Charming Property
- Over 55's Retirement Development
- Wet Room Style Shower Room
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Private Entrance Hall

Door to private entrance hall with door to shelved storage cupboard and door to airing cupboard with shelving and immersion tank, electric storage heater, door to living room.

### Living Room

12' 8" x 10' 8" (3.86m x 3.25m) A south facing room with window overlooking the front of the property, feature fireplace, wall mounted electric storage heater, opening to kitchen.

### Kitchen

8' 8" x 5' 7" (2.64m x 1.70m) With modern units comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawer with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for electric cooker, space for washing machine, space for freestanding fridge freezer, window overlooking the side of the property and towards the 8th century church.



### Bedroom 1

10' 5" x 10' 3" (3.18m x 3.12m) With wall mounted electric storage heater, double glazed window and double glazed door leading to the private garden.

### Bedroom 2

8' 10" x 7' 7" narrowing to 5' (2.69m x 2.31m) With window overlooking the front of the property, wall mounted electric panel heater.

### Wet Room

A modern suite comprising; wet room style shower with Mira electric shower, concealed cistern low-level WC, wash hand basin with cupboard below, additional mirror fronted cupboard over, tiled walls, frosted glass window, heated chrome ladder towel rail.

### Outside

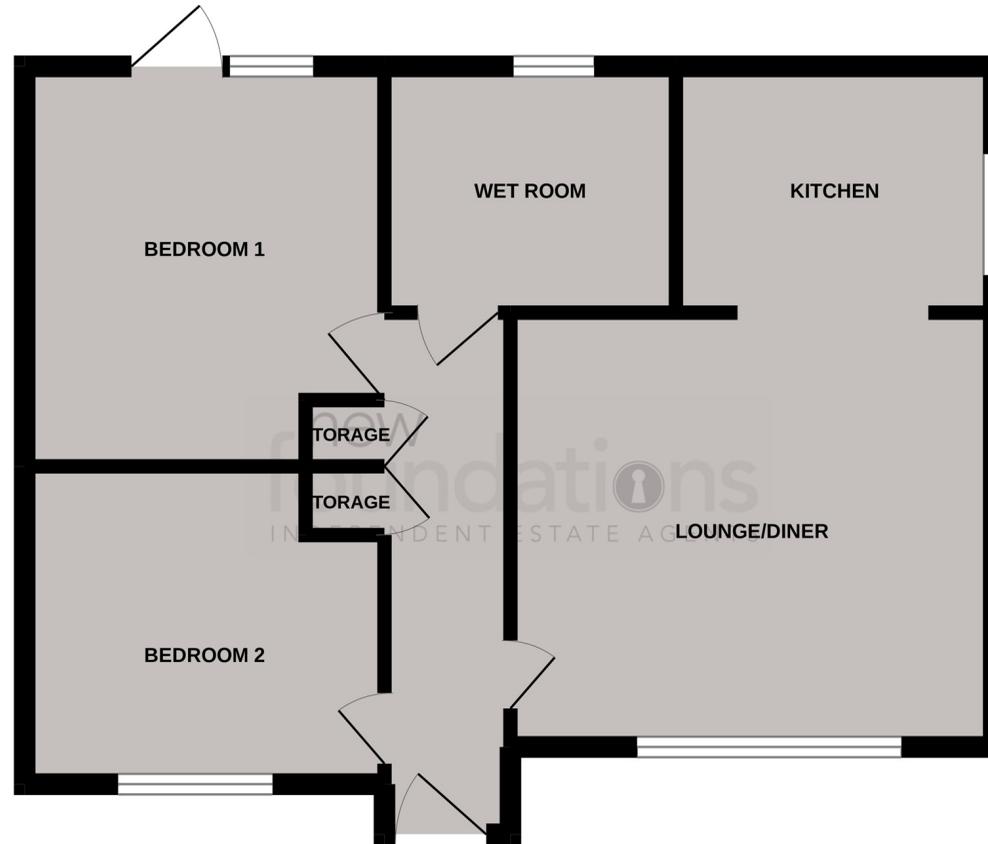
There is an area of private rear garden laid to stones, screened by fencing, well planted shrubbery and a stone boundary wall. To the front of property there is communal gardens with areas of seating.

### NB

We have been verbally advised that the property is held on an 88 year lease and that the ground rent is £50 per annum. We have also been verbally advised that the

# 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
<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	76
(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	

