



19 Carlton Court, Knole Road, Bexhill-
on-Sea, East Sussex TN40 1LG



PROPERTY DESCRIPTION

A charming two bedroom top (3rd) floor seafront apartment which has undergone complete refurbishment throughout including re-wiring, central heating system and boiler. Whilst being situated on the seafront the property is also within close proximity to the town centre & mainline railway station. The accommodation comprises; communal entrance hall, stairs to the third floor, entrance hall, south facing lounge with stunning sea views, re-fitted and modernised kitchen/diner with sea views and shower room, two bedrooms both with views over the Gulliver's Bowling Green, utility room and separate WC. To be sold CHAIN FREE and with a share of freehold. EPC - C.



FEATURES

- Two Bedroom Seafront Apartment
- Iconic Grade II Listed Building
- Comprehensively Refurbished Throughout
- Re-Wired & New Central Heating System & Boiler
- Contemporary Shower Room
- Views Across The English Channel From The Kitchen/Diner & Lounge
- Utility Room & WC
- Bedroom's With Views Over The Gulliver's Bowling Green
- CHAIN FREE
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, entry-phone system, stairs rising to the third floor.

Private Entrance Hall

Accessed via private front door, ceiling coving, spotlights, cupboard housing fuse box, entryphone handset, central heating thermostat.

Lounge

13' 11" x 10' 1" (4.24m x 3.07m) Glazed sash windows to the front with beautiful views across the English Channel, ceiling coving, radiator.

Kitchen/Diner

13' 11" x 10' 2" (4.24m x 3.10m) Glazed sash window to the front with beautiful views across the English Channel, spotlights, radiator, a recently re-fitted kitchen comprising; a range of working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with glass splashback and stainless steel extractor fan over, a range of matching wall and base cupboards with deep pan drawers, built-in appliances including fridge/freezer, electric oven and dishwasher, concealed cupboard housing recently installed gas fired boiler.

Utility Room

3' 11" x 3' 10" (1.19m x 1.17m) Working surface area, base cupboard, space and plumbing for washing machine, door to WC.

WC

Glazed window to the rear, low level WC, wash hand basin with mixer tap and cupboard under, radiator, part tiled walls.

Bedroom 1

15' 11" x 9' 11" (4.85m x 3.02m) Glazed sash windows to the rear overlooking the Gulliver's Bowling Green, ceiling coving, spotlights, radiator, feature decorative fireplace.

Bedroom 2

12' 4" x 5' 10" (3.76m x 1.78m) Glazed sash windows to the rear overlooking the Gulliver's Bowling Green, ceiling coving, spotlights, radiator.

Shower Room

With spotlights, a recently completely re-fitted shower room comprising; walk-in shower cubicle with triton electric shower over and handheld attachment, ladder style towel rail, wash hand basin with mixer tap and cupboard under.

NB

We have been advised of the following;
Share Of Freehold

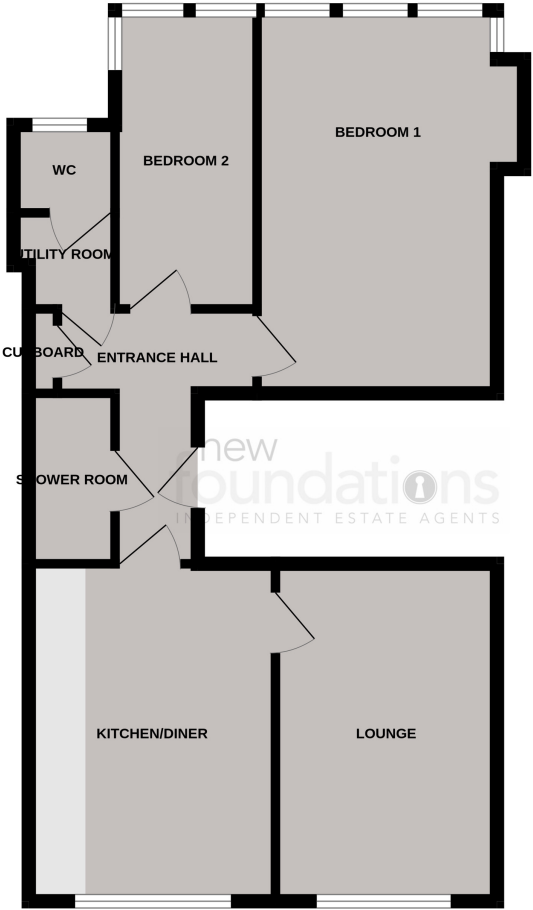
95 Years Remaining On The Lease

Service Charge - £687.82 per 1/4

Contribution To Works (Section 20) - £477,55 per 1/4

Ground Rent - £25 per 1/4

FLOORPLAN



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			69	74
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	