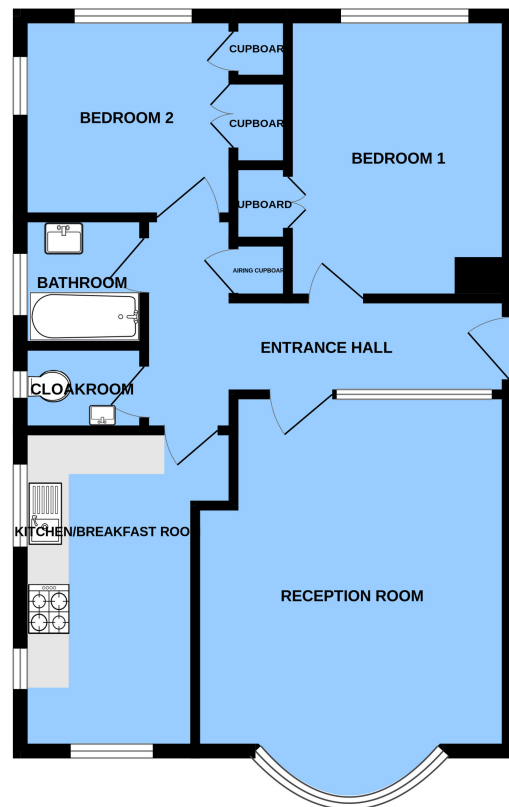


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
 Made with Metropix 5/2024



Flat 2 Carnoustie Court Eridge Close, Bexhill-on-Sea TN39 3QZ **£265,000 share of freehold**

Leasehold with a share of the Freehold. Occupying a quiet cul-de-sac location is this two bedroom ground floor flat which has been extensively modernised throughout and benefitting from a garage and no onwards chain.

2 Bedroom Apartment    Quiet Cul-de-Sac Location    Garage    No Onwards Chain  
 Share of Freehold



## Description

Carnoustie Court is a neo-Georgian block of just four apartments enjoying a peaceful location in a small cul-de-sac. The property is well presented and is surrounded by its beautifully maintained communal gardens. Flat 2 has been much improved over recent months to include a new bathroom and cloakroom, new carpets and flooring and has been tastefully decorated. A spacious hallway gives access to all the principle rooms which are bright and well proportioned, the reception room is of a generous size and has an attractive bay window to the front of the property. The kitchen is a double aspect room which is big enough to eat in and both bedrooms are doubles and enjoy views over the communal gardens.

Eridge Close is located in popular West Bexhill and is approximately 1.5 miles from Bexhill town centre with its comprehensive range of facilities, restaurants, mainline railway station, shops, bars and promenade. Little Common is less than 1.5 miles away with further shops, doctors surgery and popular primary school. The area is well served for schools, both comprehensive and public at primary and secondary levels with the highly regarded Bexhill 6th form college.

Viewing is highly recommended.

## Directions

From Little Common roundabout bear east on the A259 towards Bexhill. Continue along for some distance turning right into Sutherland Avenue and continue along taking the 5th exit right into Eridge Close. Carnoustie Court will be found at the end of the cul-de-sac.

What3Words:///magic.widen.corals

## THE ACCOMMODATION COMPRISES

A communal hallway leading to a private door to

## ENTRANCE HALL

with shelved storage cupboard.

## CLOAKROOM

5' 8" x 3' 1" (1.73m x 0.94m) with window to side, tiled floor and walls and fitted with a wc and wall mounted wash hand basin and radiator.

## KITCHEN

14' 10" x 7' 6" (4.52m x 2.29m) a double aspect room with windows to front and side, part tiled walls, tiled floor and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with a stainless steel sink with mixer tap and drainer. Spaces and plumbing for washing machine and a gas oven. Radiator.



## LIVING ROOM

19' 5" x 11' 0" (5.92m x 3.35m) into bay window to front, laminate flooring, two radiators.

## BEDROOM 1

13' 10" x 10' 11" (4.22m x 3.33m) max with window to rear with views over the garden, built in wardrobe.



## BEDROOM 2

10' 0" x 8' 10" (3.05m x 2.69m) a double aspect room with windows to rear and side, two fitted wardrobes.



## BATHROOM

5' 8" x 5' 4" (1.73m x 1.63m) with window to side, tiled floor and walls and fitted with a panelled bath with chrome taps, pedestal wash hand basin, heated towel rail.

## GARAGE EN BLOC

15' 7" x 8' 0" (4.75m x 2.44m) with manual up and over door.

## LEASE DETAILS

New lease for 999 years.  
Ground Rent, Maintenance and Insurance £1800 per annum.  
Share of Freehold.



**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.