



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Holmewood House, Hastings Road, Bexhill-on-Sea  
**£165,000** TN40 2LX  
1 Bedroom 1 Bathroom 1 Reception





## AT A GLANCE...

This immaculate apartment forms part of a well-regarded purpose-built development and enjoys far-reaching countryside views. The property further benefits from a share of freehold, a reasonable maintenance charge, allocated parking, no onward chain, and useful loft storage. Ideally positioned close to well-served transport links and Ravenside Retail Park, the town centre and iconic seafront promenade are both located within one mile.

The apartment is filled with natural light and offers well-proportioned accommodation throughout. The building features a well-maintained communal entrance with stairs leading to the second floor. Internally, the dual-aspect lounge/diner provides ample space for both living and dining furniture and opens into a modern fitted kitchen comprising a range of matching wall and base units, an integrated oven and hob, and space for a washing machine.

The double bedroom enjoys the attractive outlook and benefits from fitted double wardrobes. The modern bathroom is well appointed with a vanity unit offering generous storage, a panelled bath with shower over, wash hand basin, and low-level WC. Additional features include quality wool carpets, full double glazing, a large storage cupboard within the hallway, and access to beautifully maintained communal gardens.

Early viewing is highly recommended to fully appreciate all that this property has to offer!

Road, Bexhill-on-Sea, East Sussex, TN40 2LX

 1 Bedroom  1 Bathroom  1 Reception

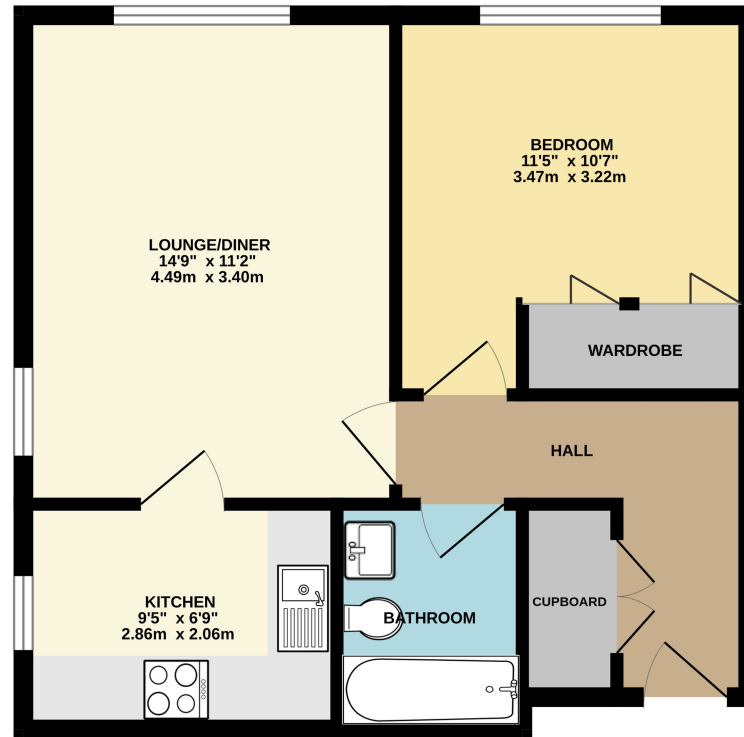


### Key Features:

- Second Floor Purpose Built Apartment
- Dual Aspect Lounge/Diner
- Share Of Freehold
- No Onward Chain
- Loft Storage Space
- Far Fetching Views
- Modern Fitted Kitchen & Bathroom
- Allocated Parking Space
- Close To Well Served Transport Links



SECOND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 459 sq.ft. (42.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	80
EU Directive 2002/91/EC		

### Location

The property is situated in a popular area of Bexhill, conveniently close to Ravenside Retail Park and well-served bus routes. Bexhill mainline railway station is just under a mile away, providing regular services to Hastings, Eastbourne, Brighton, Gatwick Airport, and London Victoria. The town centre and iconic seafront promenades are also within easy reach, both located less than a mile away.

### Lease & Maintenance Information

Tenure - Share of freehold  
 Lease term - 999 years from 30/10/2018  
 Ground rent - N/A  
 Maintenance charge - £1,300 per annum (includes buildings insurance)  
 Sub-letting & pets are permitted.

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