



Flat 10, 133-135 Beaulieu Court, De la
Warr Road, Bexhill-on-Sea, East
Sussex TN40 2JJ



PROPERTY DESCRIPTION

A well presented two bedroom first floor (with lift) purpose built flat ideally located just a short distance from Ravenside Retail Park with its array of shops whilst also being on the 99 bus route. The accommodation comprises; communal entrance hall with stairs and lift rising to the first floor, private entrance hall, south facing lounge with sea views and sliding doors leading to the balcony, modern kitchen, two bedrooms, modern shower room and separate WC. Outside there is a residents car park. EPC - C.

FEATURES

- Two Bedroom First Floor Flat
- Purpose Built With Lift Access
- South Facing Balcony
- Sea Views
- Residents Car Park
- Share Of Freehold
- Modern Kitchen & Shower Room
- Situated Close To Ravenside Retail Park
- On 99 Bus Route
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal doors at the front and rear, stairs and lift rising to the first floor.

Entrance Hall

Accessed via private front door, storage cupboard with firebox, radiator.

Lounge

17' 8" x 11' 0" (5.38m x 3.35m) A south facing room with double glazed sliding doors leading to the balcony and benefitting from sea views, radiator.

Kitchen

9' 9" x 6' 3" (2.97m x 1.91m) Double glazed box window to the front with sea views, a modern fitted kitchen comprising a range of working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric hob with extractor fan over and glass splash-back, a range of matching wall and base cupboard with fitted drawers, inset electric oven, space for washing machine and tall fridge/freezer, wall mounted gas fired boiler, radiator.



Bedroom One

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed window to the side, ceiling coving, radiator.

Bedroom Two

9' 9" max x 9' 0" max (2.97m max x 2.74m max) Double glazed window to the side, ceiling coving, radiator.

Shower Room

A modern suite comprising; large walk-in shower cubicle with overhead shower and chrome controls, wash hand basin with mixer tap and cupboards under.

WC

Ceiling coving, low level WC with inset sink unit and mixer tap.

Outside

To the rear there is a residents car park.

NB

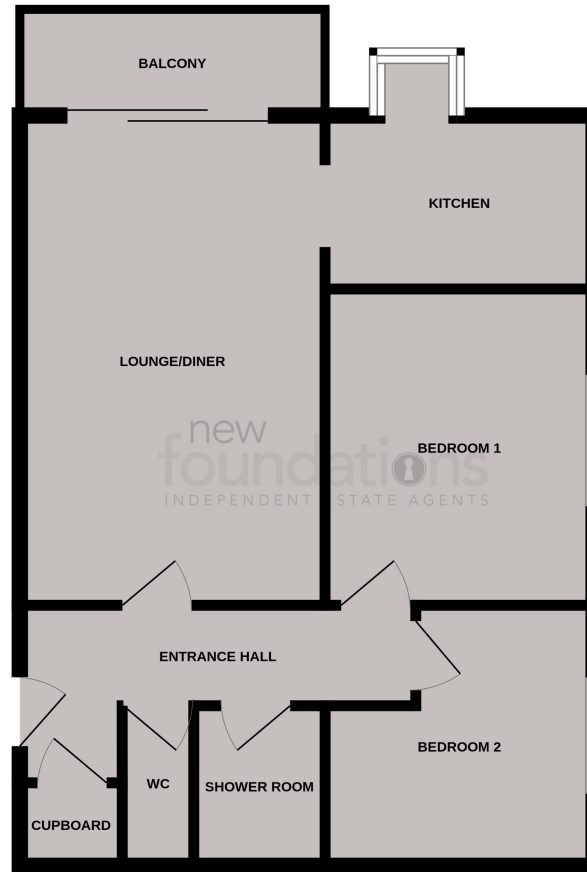
999 year lease from 1992

Share of Freehold

£800 service charge per half year to include water and sewerage rates

FLOORPLAN

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 80 |
| (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 | |

