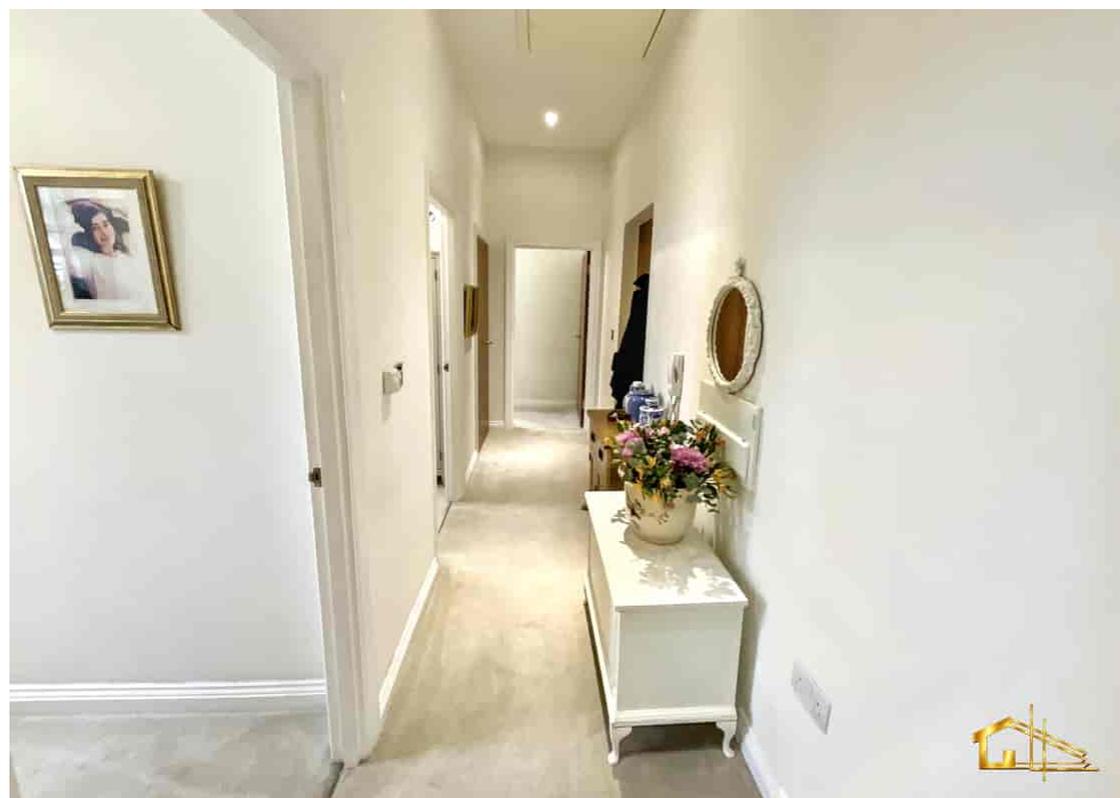




Flat 11 St James Walk, Bexhill on Sea, East Sussex, TN40 2JZ

Spacious Two Bedroom Retirement Apartment In Sought After Character Property £165,000 - Leasehold

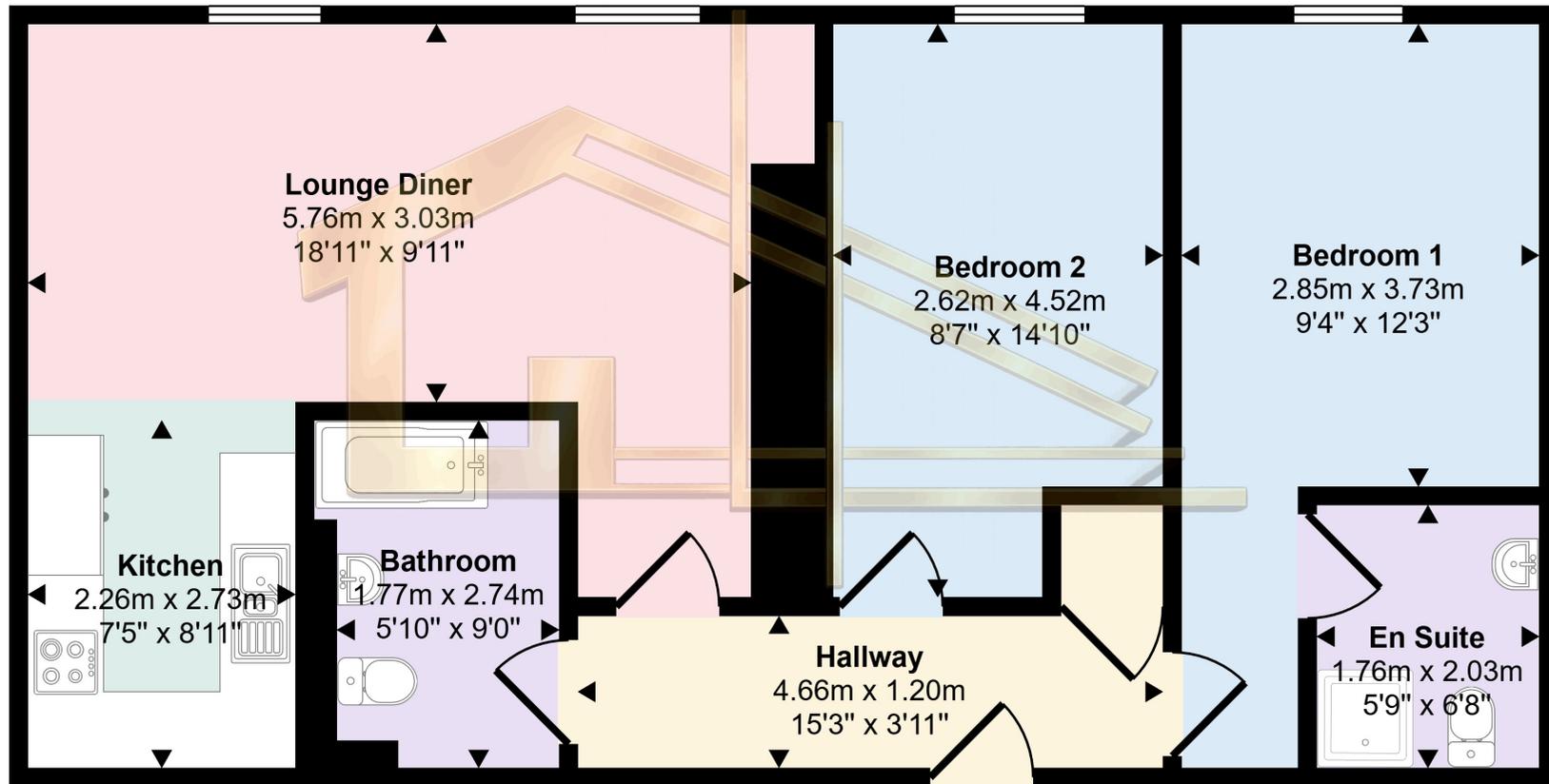




A beautifully presented and immaculately maintained two bedroom retirement apartment, exclusively for the over 55s, set within a charming Grade II listed character building and surrounded by well-kept communal grounds. This delightful home features a bright south-facing lounge/diner offering an abundance of natural light, a modern fitted kitchen with contemporary units, and a spacious master bedroom with a stylish en-suite shower room. A second bedroom provides ideal accommodation for guests or a study, complemented by a separate modern bathroom. Further benefits include central heating, double glazing, a security entry phone system, off road parking with additional visitor parking, neutral décor throughout, and a long lease with approximately 107 years remaining. Viewing is highly recommended. Please call our Bexhill team on 01424 224488 to arrange your appointment. contact our Bexhill office on 01424 224488 **(This property is available for purchasers 55 years or older over making it an ideal retreat for buyers looking for a quiet well maintained block to reside in. We recommend you view at your earliest convenience).**



Approx Gross Internal Area  
71 sq m / 769 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:**  
**Council Tax:** Rate 2268.63  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (69)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.



| 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>                |           |
| (39-54)  | <b>E</b>                |           |
| (21-38)  | <b>F</b>                |           |
| (1-20)   | <b>G</b>                |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | 69                      | 73        |
|  | EU Directive 2002/91/EC |           |
|  |                         |           |

A beautifully presented and immaculately maintained two bedroom retirement apartment, exclusively for the over 55s, set within a charming Grade II listed character building and surrounded by well-kept communal grounds. This delightful home features a bright south-facing lounge/diner offering an abundance of natural light, a modern fitted kitchen with contemporary units, and a spacious master bedroom with a stylish en-suite shower room. A second bedroom provides ideal accommodation for guests or a study, complemented by a separate modern bathroom. Further benefits include central heating, double glazing, a security entry phone system, off road parking with additional visitor parking, neutral décor throughout, and a long lease with approximately 107 years remaining. Viewing is highly recommended. Please call our Bexhill team on 01424 224488 to arrange your appointment.





**Tenure : Leasehold : Lease Length : 107 Years Remaining Service Charge :£3023.71 Ground Rent £250 Per Year.**  
**Additional Details available Via the office on 01424 224488 :** At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Spacious Two Bedroom Retirement Flat
    - South Facing Lounge-Diner
  - Master Bedroom With & Modern En Suite
    - Modern Fitted Kitchen Area
    - Central Heating & Double Glazed
    - Modern Bathroom & En-Suite
  - Set With Well Kept Communal Grounds
    - Age Restricted @ 55 Year Plus
- Off Road Parking & Visitors Parking
  - Immaculate Neutral Decoration Throughout
    - Security Entry Phone System
  - Lovely Grade 11 Listed Character Building
    - Long Lease Remaining (107 Years)
    - Viewing Highly Recommended
  - Call Our Bexhill Team On 01424 224488