

£235,000 Leasehold



7 Penland Court, College Road,  
Bexhill-on-Sea, East Sussex TN40 1TL



## PROPERTY DESCRIPTION

PENLAND WOOD & CHAIN FREE. A pleasant two bedroom ground floor apartment situated in this sought after just a short walk from the 99 bus route whilst also being within easy reach of Ravenside Retail Park. The flat also has the benefit of having a SOUTH FACING GARDEN. The internal accommodation comprises; entrance hall, south facing lounge with sliding doors leading to the conservatory, fitted kitchen, two bedrooms and a modern bathroom. There is also a garage en-bloc. EPC - TBC.

## FEATURES

- Two Bedroom Ground Floor Flat
- South Facing Private Garden With Side Access
- Garage On Nearby Block
- Private Entrance
- Modern Bathroom
- Chain Free
- Sought After Penland Wood Location
- Short Walk To 99 Bus Route & Easy Reach Of Ravenside Retail Park
- Conservatory
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Private Entrance

Accessed via UPVC front door, radiator, useful storage cupboard housing gas fired boiler, airing cupboard with shelving and hot water cylinder.

### Lounge/Dining Room

16' 6" x 11' 3" (5.03m x 3.43m) A south facing room with double glazed sliding doors leading to the conservatory, radiator, fireplace with inset electric fire.

### Conservatory

11' 2" x 8' 0" (3.40m x 2.44m) Double glazed windows to the rear and side overlooking the garden, double glazed double doors lead leading to the garden.

### Kitchen

10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to the rear overlooking the garden, UPVC door to the side, fitted kitchen comprising range; of working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker, a range of matching wall and base cupboards with drawers, space for washing machine and small fridge/freezer, radiator.

### Bedroom One

15' 1" x 11' 3" reducing to 8' 10" (4.60m x 3.43m reducing 2.69m) Double glazed window to the front, radiator.

### Bedroom Two

11' 11" x 8' 9" (3.63m x 2.67m) Double glazed window to the front, radiator.



### Bathroom

Double glazed frosted glass window to the side, modern matching three-piece suite comprising; panelled bath with screen, mixer tap and electric shower over, pedestal wash hand basin, low-level WC, heated ladder style towel rail.

### Outside

To the rear, there is a lovely south facing garden.

Adjacent to the conservatory there is an area laid with artificial grass, gated access to the front, water tap, timber frame shed, various well planted beds, the remainder of the garden is laid to lawn. There is a patio area at the foot of the garden which has a washing line belonging to the first floor flat.

### Garage

Located in a block close by.

### NB

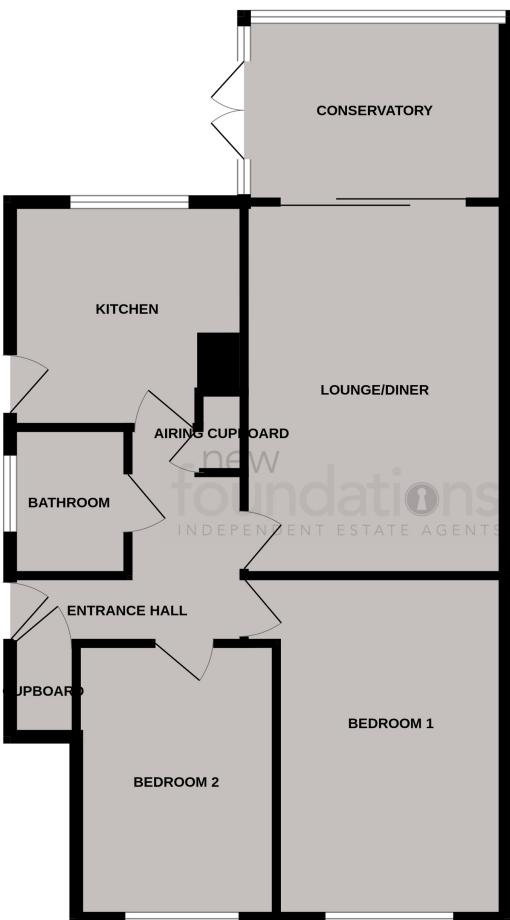
We have been advised of the following;  
189 year lease from 1971 (134 remaining)

Ground Rent - £25

Insurance contribution - £216.66

## FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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