



Flat 6 Brookfield Road, Bexhill-on-Sea, East Sussex, TN40 1NY

One Bedroom Retirement Flat In a Sought After Position Extremely Close By To The Seafront £85,000 - Leasehold





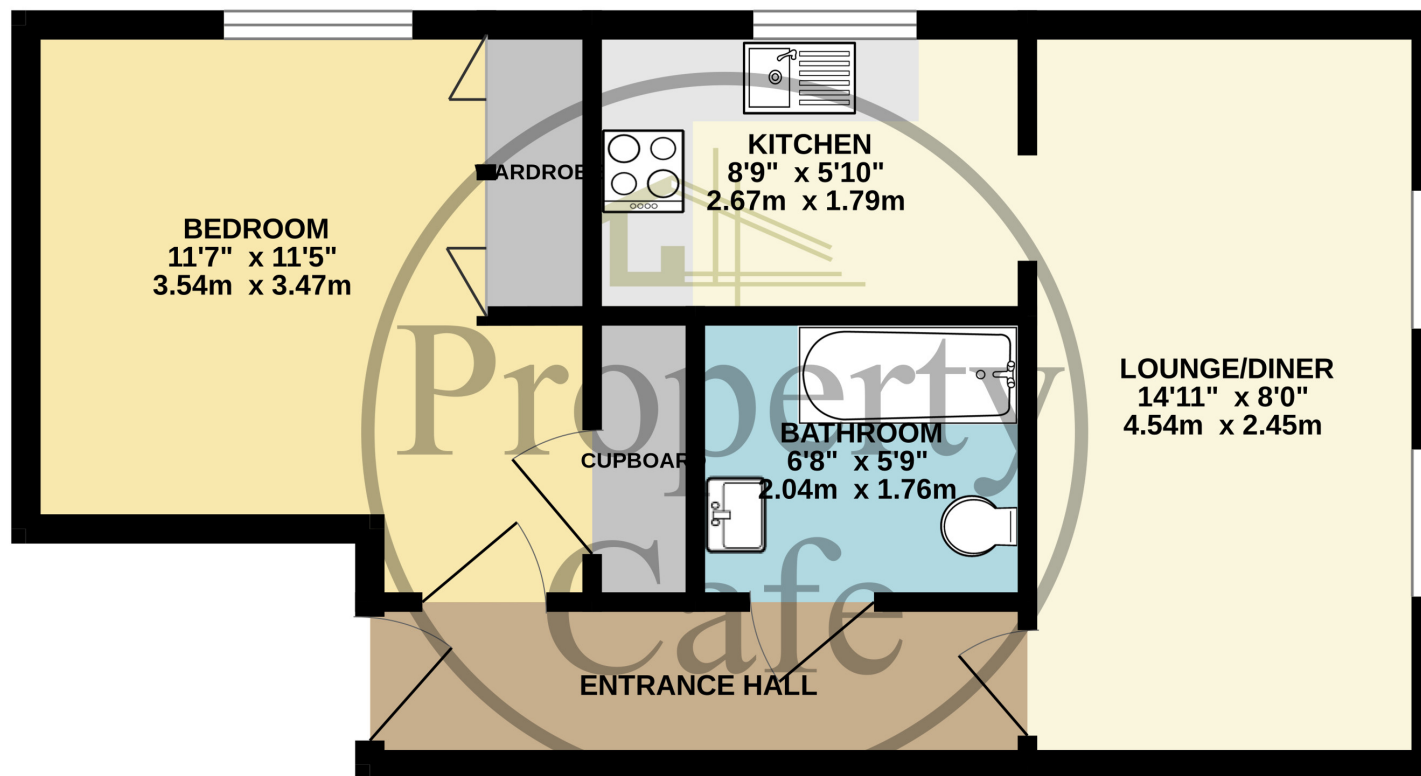


Property Cafe are delighted to present to the market this unique opportunity to purchase a one bedroom retirement apartment in The Lodge, boasting use of excellent communal facilities within an extremely well maintained development. Accommodation and benefits include; A secure communal entrance area with entry phone system and stairway leading to this 1st floor apartment; Cosy lounge overlooking an area of the communal grounds; Fitted kitchen including an integrated oven & hob in addition to space for freestanding white goods; Generous double bedroom with fitted wardrobe and further storage cupboard; Fitted bathroom comprising of a bath with overhead shower attachment, wash basin & WC. Externally the apartment offers access to a communal balcony with stunning views to sea, manicured communal gardens and use of the facilities within Homelawn House which sits adjacent including the lounge, events they hold and warden who is on hand for any assistance required. The property is offered for sale in need of updating and modernisation, electric heating, double glazed and sold with no onward chain. We recommend you view at your earliest convenience.

Remaining lease length - TBC \* Service Charge - TBC \* Ground rent - TBC



**1ST FLOOR FLAT**  
**387 sq.ft. (36.0 sq.m.) approx.**



**TOTAL FLOOR AREA : 387 sq.ft. (36.0 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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**Bedrooms:** 1  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Permit.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.



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.





The property is situated extremely close to Bexhill's manicured seafront & promenade, offering stunning views to sea and beach huts when in season. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bedroom Retirement Flat For Sale
  - 1st Floor Apartment
- Generous Double Bedroom With Fitted Wardrobes
  - Scope & Potential To Improve
  - Use Of Excellent Communal Facilities

- Manicured Communal Gardens
- Sought After Position Close To Seafront
  - Over 60's Only
  - Sold With No Onward Chain.
  - Viewing Highly Recommended