



ISMAY LODGE

**17 Ismay Lodge, Heighton Close,
Bexhill-on-Sea, East Sussex TN39 3UT**



PROPERTY DESCRIPTION

Chain Free. A bright and spacious two bedroom first floor purpose built apartment situated in the highly sought after Cooden location which is also within a short distance of Little Common Village with its array of shops, amenities and doctors surgery. The accommodation comprises; communal entrance hall with stairs rising to the first floor, entrance hall, spacious lounge with sliding doors leading to the west facing balcony, fitted kitchen, two double bedrooms, modern shower room and separate WC. Further benefits include; share of freehold, remainder of a long lease and a garage en-bloc. EPC -D.

FEATURES

- Two Bedroom First Floor Apartment
- Sought After Cooden Location
- 21' Lounge With Access To Balcony
- Garage En-Bloc
- West Facing Balcony
- Short Distance To Little Common Village
- Long Lease & Share Of Freehold
- Modern Shower Room
- No Onward Chain
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, stairs rising to the first floor, entryphone system.

Entrance Hall

Accessed via private front door, entryphone handset, ceiling heating thermostat, two telephone points, storage cupboard, airing cupboard.

Lounge

21' 5" x 11' 11" (6.53m x 3.63m) Double glazed sliding doors leading to the balcony, ceiling coving, ceiling heating thermostat.

Kitchen

11' 7" x 8' 1" (3.53m x 2.46m) Double glazed window to the front, a range of laminate working surfaces with inset butler sink with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers and glazed fronted display units, built-in electric oven, space for various under-counter appliances and plumbing for washing machine and dishwasher, ceiling heating thermostat.

Bedroom One

11' 7" x 10' 3" (3.53m x 3.12m) Double glazed window to the front, ceiling coving, a range of built-in bedroom furniture including; wardrobes, drawers and bed side tables, ceiling heating thermostat.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to the front, ceiling coving, ceiling heating thermostat.

Shower Room

A modern fitted suite comprising; corner shower cubicle with thermostatic shower over, pedestal wash hand basin, chrome heated ladder style towel rail, tiled walls.

WC

Low level WC, wash hand basin with mixer tap, part tiled walls.

Garage

Located en-bloc to the rear with up and over door.

NB

We have been advised of the following;

Service charge - £2568.90 per annum

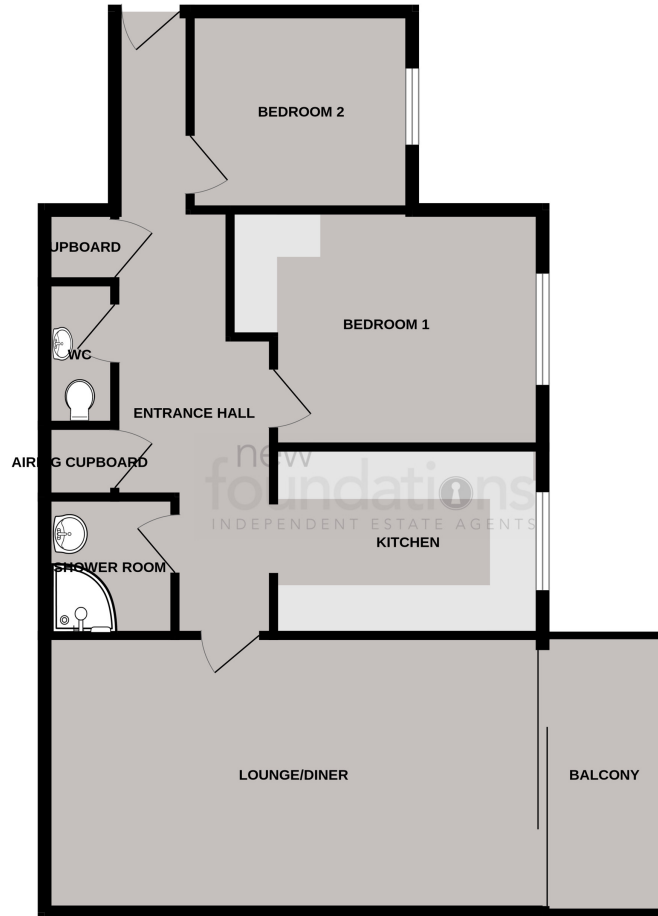
Share of Freehold

999 year lease from 01/01/2019

The current vendors have paid their share of upcoming works to the balconies which are due to be replaced.

FLOORPLAN

GROUND FLOOR



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		81
(55-68)	D	57	
(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	

