



1 Whitworth House, Buckhurst Road,
Bexhill-on-Sea, East Sussex TN40 1UA



PROPERTY DESCRIPTION

A 1 bedroom ground floor purpose built flat situated in this sought after purpose built block with pleasant communal gardens and a resident car park. Conveniently situated in the town centre so therefore close to the railway station and seafront but setback from the road to give a tranquil setting. The property also enjoys gas boiler and radiators, double glazing. EPC - C.

FEATURES

- Ground Floor Purpose Built Apartment
- Open Plan Living Room/Kitchen
- Modern Shower Room
- Residents Parking
- Lovely Lawned Communal Gardens
- Conveniently Situated From Bexhill Town Centre, Railway Station & Seafront
- Gas Fired Central Heating
- Double Glazing
- Council Tax Band - A





ROOM DESCRIPTIONS

Entrance Hall

Communal entrance door leading to communal entrance hall with private front door leading to private entrance hall.

Living Room/Open Plan Kitchen

170' 0" x 15' 9" (51.82m x 4.80m)

narrowing to 8' With radiator, TV aerial point, double glazed bay window with southerly aspect having a pleasant outlook over Whitworth House communal gardens.

Kitchen area: A range of fittings comprising one and a half bowl single drainer stainless steel sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, matching wall mounted cupboards, built-in and concealed fridge and washing machine, under unit electric oven with four ring electric hob with cooker hood over, part tiling to walls, ceiling spotlighting.

Bedroom

11' 1" x 6' 8" (3.38m x 2.03m) With built-in cupboard housing wall mounted combination gas boiler, radiator, double glazed window with with westerly aspect.

Shower Room

With tiled shower cubicle with chrome fittings, pedestal wash hand basin, low level WC, tiling to walls, chrome ladder radiator, extractor fan, ceiling spotlighting, frosted glass double glazed window.

Outside

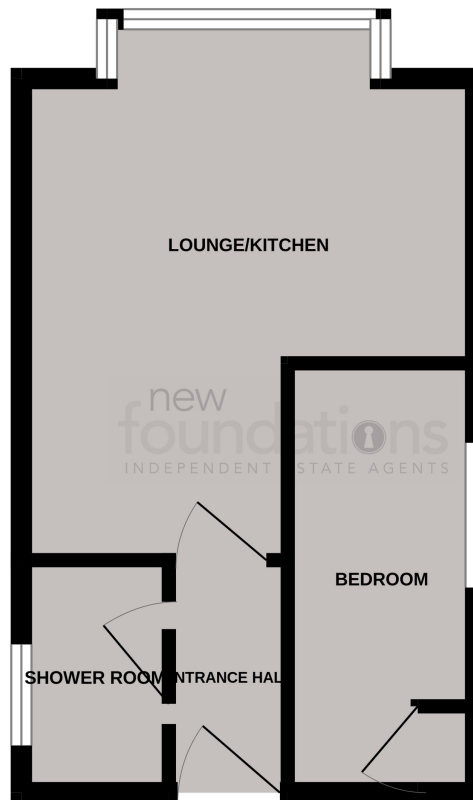
Whitworth House enjoys well maintained lawned communal gardens which lead down onto Buckhurst Road. There is also a good sized resident car park.

NB

There are a 109 years left on the lease, ground rent is £200pa and service charge is £545.19 per half year.

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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