



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

20 Brooklands House, Brooklands Road, Bexhill-on-Sea,  
East Sussex TN39 4FR  
**£240,000**  2 Bedroom  2 Bathroom  1 Reception







## AT A GLANCE...

This spacious ground floor apartment forms part of this modern purpose built block built in 2018 sold with no onward chain!

Situated on the popular Rosewood Park development in Little Common, west Bexhill with accommodation including; A well-kept communal entrance hall leads to the apartment. The spacious open plan kitchen/reception room features ample space for living room and dining room furniture. Double doors open out to the Juliet balcony and the kitchen area features modern wall and base units, fully equipped with an integrated oven and hob, a dishwasher, a washing machine and a fridge/freezer.

The apartment features two double bedrooms. The master bedroom benefits from a dressing area with extensive fitted wardrobes and an en-suite shower room. Furthermore, there is a bathroom suite, a large storage cupboard and an allocated parking space.

To appreciate the property in full, your early viewing is highly recommended!



### Key Features:

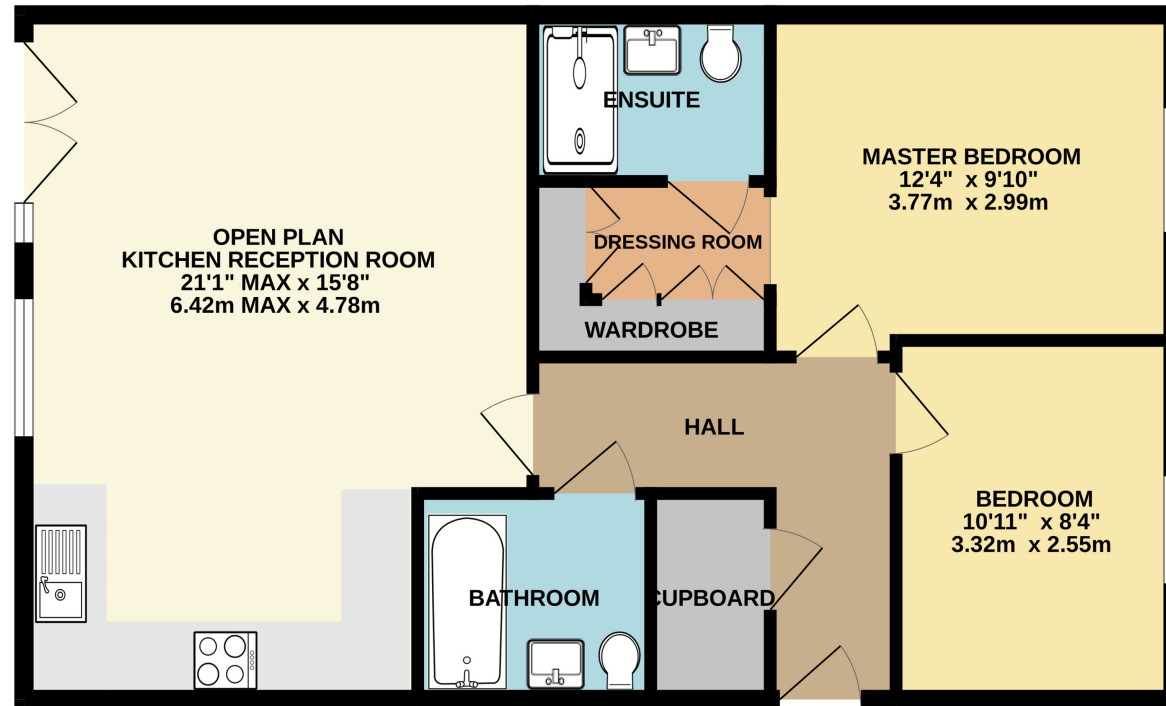
- Ground Floor Purpose Built Apartment
- Open Plan Kitchen Reception Room
- Allocated Parking Space
- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain

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GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Lease & Maintenance Information

Tenure - Leasehold, remaining term TBC  
 Service charge - £1,164.60 six monthly  
 Ground rent - TBC.

### Location

Situated on the popular Rosewood Park development in a private position on outskirts of the sought-after Village of Little Common. The village offers a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist, and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.5 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick, and London Victoria. The closest Primary School is Little Common Primary School currently rated as 'Outstanding' on the latest Ofsted report.

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